



**Wood Street**  
**Norwich, NR1 3RD**  
**Guide Price £450,000 - £475,000**

**claxtonbird**  
residential



## Wood Street, Norwich, NR1 3RD

\*\*\* Guide Price £425,000 - £450,000 \*\*\* Welcome to this charming terraced house located on Wood Street in the heart of Norwich, NR1. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three double bedrooms, there's plenty of space for the whole family to unwind and make themselves at home. Situated in a peaceful cul de sac, this house offers a tranquil retreat from the hustle and bustle of the city, yet it's just a short walk away from the vibrant city centre. Imagine the convenience of having shops, restaurants, and entertainment options right at your doorstep! One of the highlights of this property is its original features, adding character and a touch of history to the home. From the charming fireplace to the elegant mouldings, each detail tells a story. Step outside into the non bisected garden, a rare find so close to the city, where you can enjoy some fresh air, plant a garden, or simply bask in the sunshine on a lazy afternoon. It's a lovely space to relax and unwind after a long day.

### Entrance Hall

Glazed entrance door, window to front aspect, stripped wood floor, stairs to first floor, original corbel, picture rail, cornice and radiator.

### Sitting Room 15'0" into bay x 11'4" max (4.58m into bay x 3.47m max)

Double glazed bay window to front aspect, cast iron feature fireplace with gas inset and mable surround, stripped wood floor, picture rail, ceiling rose, cornice, stripped wood floor and radiator.

### Dining Room 12'3" x 11'5" max (3.74m x 3.48m max)

Upvc double French doors leading to rear garden, stripped wood floor, cornice, picture rail, feature cast iron fireplace with gas inset and marble surround, under stairs cupboard and radiator.

### Kitchen/Breakfast Room 17'0" x 9'0" (5.19m x 2.76m)

Fitted kitchen comprising wall and base units with worktop over, sink drainer with mixer tap, tiled splashback, electric oven, gas hob and extractor over, space for fridge freezer, tiled floor, wall mounted gas central heating boiler (installed approx 2019), radiator, door to rear garden and two double glazed windows to side aspect.

### Utility Room

Plumbing for washing machine, tiled floor, worktop, window to rear aspect and radiator.

### Cloakroom W.C

Low level W.C, wash hand basin, tiled floor, window to rear aspect and radiator.

### First Floor Landing

Stairs from entrance hall, storage cupboard and loft access.

### Bedroom 14'9" max x 12'4" (4.51m max x 3.78m)

Two double glazed windows to front aspect, cast iron fireplace, picture rail, cornice and radiator.

### Bedroom 11'9" max x 9'9" (3.59m max x 2.99m)

Double glazed window to rear aspect, cast iron fireplace, picture rail, cornice and radiator.

### Bedroom 10'3" plus recess x 9'1" (3.13m plus recess x 2.78m)

Double glazed window to side & rear aspect and radiator.

### Front Garden

Railed front garden with pathway to entrance door.

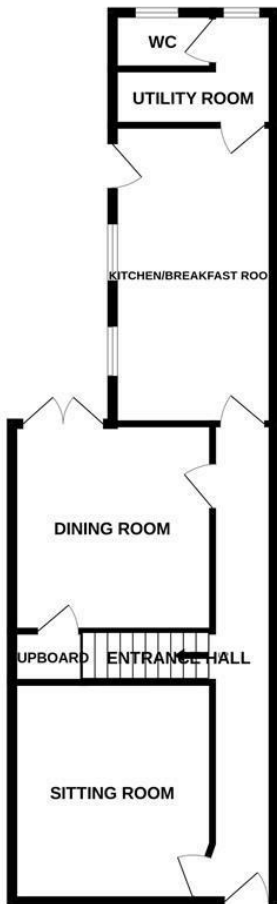
### Rear Garden

Non-bisected garden mainly laid to lawn, enclosed by fencing with rear access gate and wood storage shed.

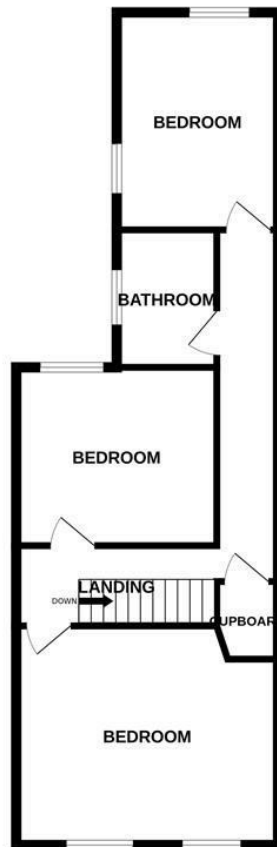
### Agents Note

Council Tax Band - D

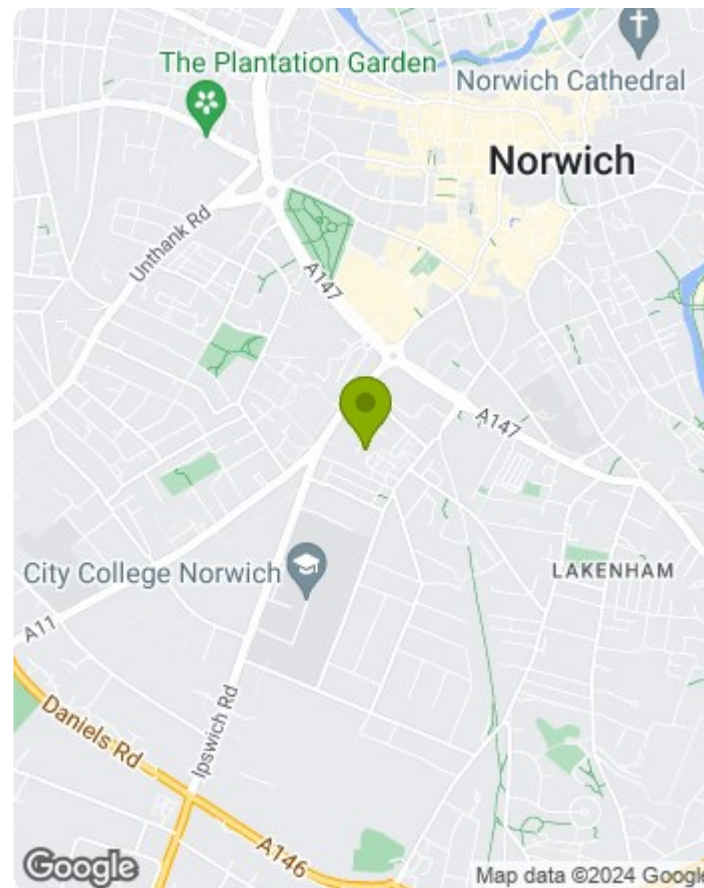




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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