



Rose Valley
Norwich, NR2 2PX
Offers in the region of £280,000

claxtonbird
residential

Rose Valley, Norwich, NR2 2PX

Welcome to this charming terraced house located in the picturesque Rose Valley, Norwich. This beautifully presented cottage boasts two reception rooms, two bedrooms, and two bathrooms, offering a perfect blend of comfort and style. Situated off Unthank Road in the sought-after Golden Triangle, this property is a hidden gem waiting to be discovered. The chain-free status makes it even more appealing, allowing you to move in hassle-free and make it your own. Residents parking ensures convenience, while the community garden provides a tranquil space to relax and unwind. Don't miss out on the chance to own a piece of this idyllic location. Book a viewing today and step into your future home in Rose Valley, Norwich.

Sitting Room 11'2" max x 10'8" (3.40m max x 3.25m)

Feature wood burner with wood surround and tiled hearth, bespoke storage cupboards to chimney recess, oak flooring, radiator and double glazed sash window to the front.

Dining Room 11'2" x 8'8" (3.40m x 2.64m)

Bespoke shelving and cupboards to chimney recess, radiator, stairs to the first floor, oak flooring, double glazed French doors to the rear, opening to:

Kitchen 8'8" x 5'9" (2.64m x 1.75m)

Fitted with a range of base and eye level units with wood effect work tops over, butler sink with mixer tap and tiled splash back, built in electric oven, freestanding fridge, washing machine and dishwasher included, tiled floor and double glazed window to the side, door to:

Shower Room

With suite comprising of tiled shower cubicle, hand wash basin and W.C. Radiator and velux window to the rear.

First Floor

Bedroom 11'2" max x 10'9" (3.40m max x 3.28m)

Built in storage cupboard, radiator and double glazed sash window to the front.

Bedroom 14'7" max x 8'8" (4.45m max x 2.64m)

Fitted wardrobes with mirrored doors, radiator and double glazed glass to the rear, door to:

En Suite Bathroom

Consisting of two areas - Bathroom - suite comprising of panel bath with mixer tap and shower over, vanity unit hand wash basin and W.C. Radiator and double glazed window to the rear.

Storage area - wall mounted gas central heating boiler, storage space and radiator.

Front Garden

Laid to patio and enclosed by fencing with hedge and shrub borders.

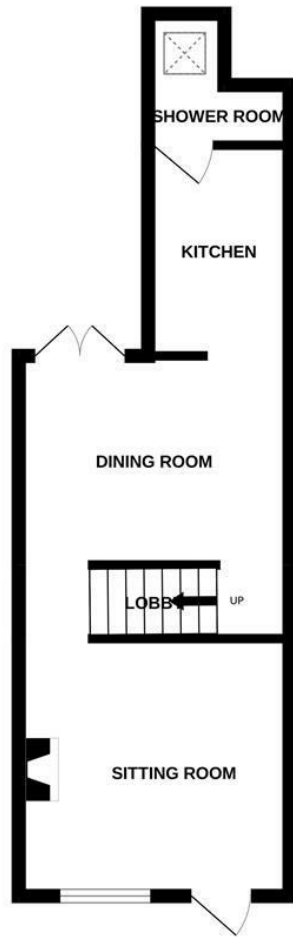
Rear Courtyard

Covered patio area, timber storage shed with power and freestanding freezer and tumble dryer included, and rear access gate leading to passage to front.

Agents Note

Council Tax Band B

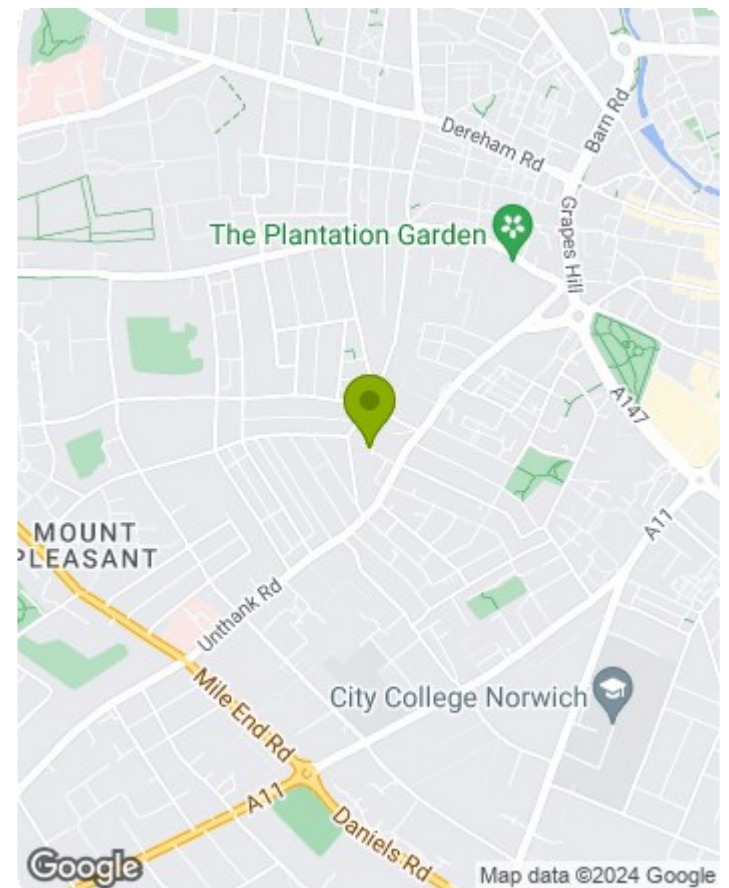




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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. Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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