



**Waverley Road**  
**Norwich, Norfolk NR4 6SG**  
**Asking price £850,000**

**claxtonbird**  
residential

## Waverley Road, Norwich, Norfolk NR4 6SG

\*\*\* OPEN LAUNCH SATURDAY 27TH JULY - BY APPOINTMENT ONLY \*\*\* Welcome to this beautifully presented spacious semi-detached house in a quiet leafy street in one of the most sought-after areas of Norwich.

This property boasts a perfect blend of period charm and modern convenience. In brief the property comprises entrance hall, drawing room, sitting room, extended kitchen/dining room and cloakroom whilst upstairs are three spacious double bedrooms and one single bedroom, a family bathroom and an en-suite shower room.

There is a sunny Southward facing rear garden. The property is situated close to the City Centre and transport links. Independent and state schools are nearby as are Eaton village amenities.

### Entrance Hall

Stained glass entrance door, oak flooring, stairs to the first floor, radiator.

### Drawing Room 12'10" + bay x 12'9" (3.91m + bay x 3.89m)

Cast iron fireplace with tiled inserts and marble hearth, fitted bookcases and cupboards to chimney recess, ceiling rose and corning, period style radiator, bay window to the front.

### Sitting Room 20'8" x 12'10" (6.30m x 3.91m)

Living flame coal effect gas fire with fireplace surround and hearth, ceiling rose and corning, two radiators, oak flooring, two skylights and bi-folding doors opening to the garden.

### Cloak Cupboard

Doors to garage and cloakroom.

### Cloakroom

Suite comprising hand wash basin and W.C. Radiator.

### Dining/Kitchen/Family Room 19'3" max x 18'11" max (5.87m max x 5.79m max)

The kitchen area comprises a range of matching base and eye level units with work surfaces over, inset one and a half bowl drainer sink unit, built in double electric oven and inset gas hob with extractor over, space and plumbing for dishwasher, window to the rear.

The dining/family area has a coal effect gas fire, two radiators, door to the garage, large ceiling lantern and French doors to the rear garden.

### First Floor Landing

Doors to all bedrooms and bathroom.

### Bedroom One 13' x 13' (3.96m x 3.96m)

Fitted wardrobes, period fireplace with tiled surround, radiator and window to the front.

### Bedroom Two 13' x 12'7" (3.96m x 3.84m)

Built in wardrobe, radiator and window to the rear.

### Bedroom Three 20'8" max into recess x 10'5" (6.30m max into recess x 3.18m)

Radiator and double glazed window to the rear.

### En Suite

Suite comprising of corner shower cubicle, pedestal hand wash basin and W.C. Radiator and double glazed window to the side.

### Bedroom Four 7'9" x 5'10" (2.36m x 1.78m)

Radiator and window to the front.

### Bathroom

Suite comprising of spa bath, hand wash basin and W.C. Radiator and stain glass window to the front.

### Outside

To the front there's off road parking for two vehicles and mature garden.

There is a single garage with power and lighting and plumbing for washing machine and vent for tumble dryer.

The South facing garden to the rear is laid to lawn and patio with plant and shrub borders, enclosed by fencing and hedging, with a summer house.

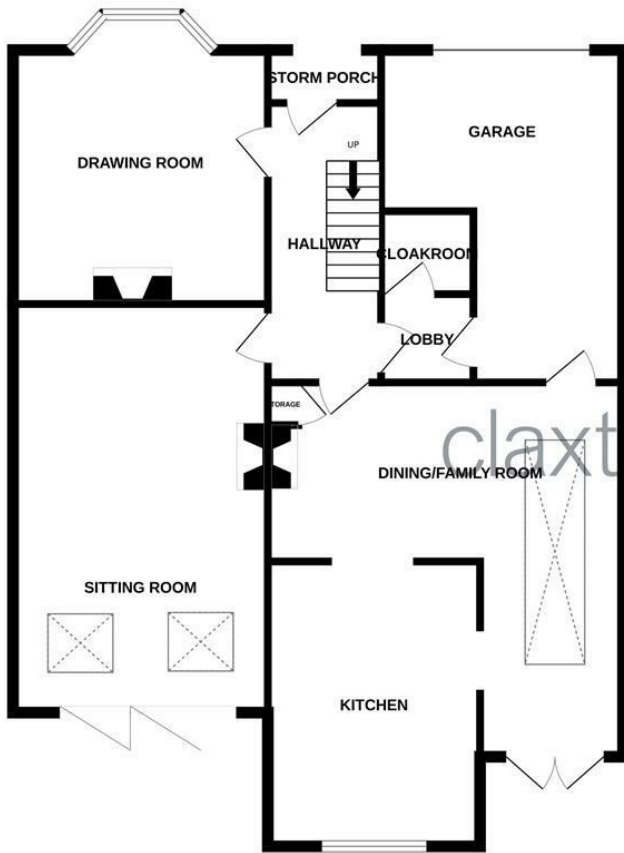
### Agents Note

Council Tax Band - E

Solar panels are included (rear roof)



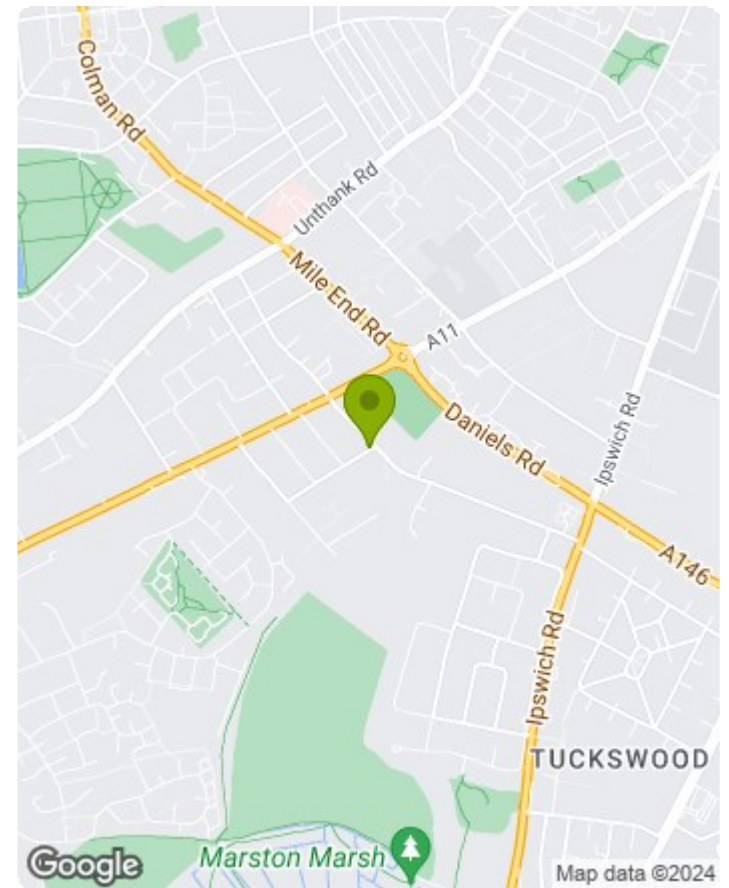
GROUND FLOOR



1ST FLOOR



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		83
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(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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- 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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