



Unthank Road
Norwich, NR2 2RN
Guide Price £650,000 - £675,000

claxtonbird
residential

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*** Guide Price £650,000 - £675,000 *** Welcome to this Victorian terraced house located on Unthank Road in the sought-after Golden Triangle area of Norwich. This four-storey grey brick property boasts a host of original features, adding character and charm to the home.

As you step inside, you are greeted by three reception rooms offering versatile living spaces, perfect for entertaining guests or relaxing with your family. The open plan kitchen dining room is ideal for preparing delicious meals while socialising with your loved ones.

With three bedrooms spread across the upper floors, there is ample space for a growing family or for those who enjoy having a home office, a separate study. The bathroom provides a comfortable and convenient space for your daily routines.

One of the highlights of this property is its private setting, set back from the road, offering a peaceful retreat from the hustle and bustle of city life. The Victorian architecture adds a touch of elegance to the neighbourhood, making it a desirable place to call home.

Entrance Hall

Feature stained glass entrance door & fan light above, stairs to first floor, two storage cupboards, picture rail, cornice, stairs to basement living room and radiator.

Sitting Room 15'1" x 13'1" max (4.61m x 4.01m max)

Secondary glazed sash window to front aspect, open fireplace with tiled inset and wood surround, picture rail, cornice, shelving to recess, radiator and open plan to family room.

Family Room 13'2" max x 12'5" (4.03m max x 3.79m)

French doors with shutters leading to rear garden, picture rail, cornice, shelving and cupboard to recess and radiator.

Open Plan Kitchen/Dining Room 30'10" x 10'4" (9.42m x 3.16m)

Dining Area

Ample space for dining table and chairs, wood floor, storage cupboard, exposed brick feature chimney, wall lights, wall mounted boiler, radiator and window to side aspect with Velux above.

Kitchen Area

Base units with worktop over, butler sink, space for fridge freezer, space for washing machine & dishwasher, tiled splashback, tiled floor with under floor heating, two windows to side aspect and glazed door to garden.

Lower Ground Floor

Basement/Living Room 14'7" max x 19'3" (4.46m max x 5.87m)

Window to front aspect, fireplace and stairs from entrance hall.

First Floor Landing

Doors to all rooms, stairs to ground floor and top floor.

Bedroom 15'2" x 13'1" max (4.64m x 4.01m max)

Secondary glazed sash window to front aspect, picture rail, stripped wood floor, wash hand basin in vanity unit and radiator.

Bedroom 12'6" x 9'6" plus recess (3.82m x 2.91m plus recess)

Window to rear aspect, stripped wood floor, shelving to recess, wash hand basin and radiator.

Study 7'1" x 6'2" (2.16m x 1.88m)

Sash window to front aspect, picture rail and radiator.

Top Floor

Bedroom 18'6" x 15'7" - restricted head height (5.64m x 4.77m - restricted head height)

Velux windows to front and rear, storage cupboards, eaves storage, feature fireplace and two radiators.

Front Garden

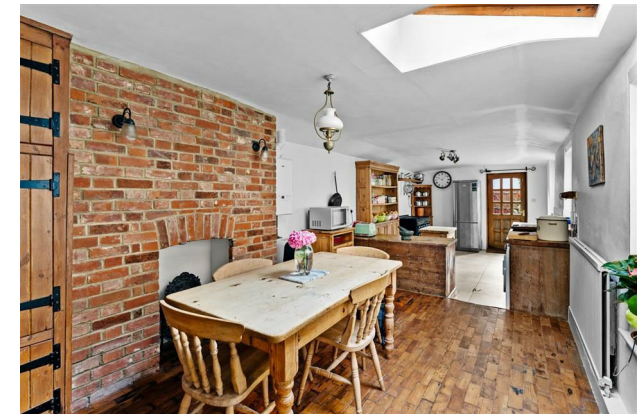
The property is set back off the road with a lovely laid to lawn garden with a variety of flower, shrubs and trees and pathway leading to the entrance door.

Rear Garden

Laid to patio rear garden, enclosed by wall and fencing with flower and shrub borders, outside tap and storage shed. Rear double gates open onto a service road running along the rear of the property providing right of way and parking. Outside WC & Brick Built Store.

Agents Note

Council Tax Band - F



BASEMENT

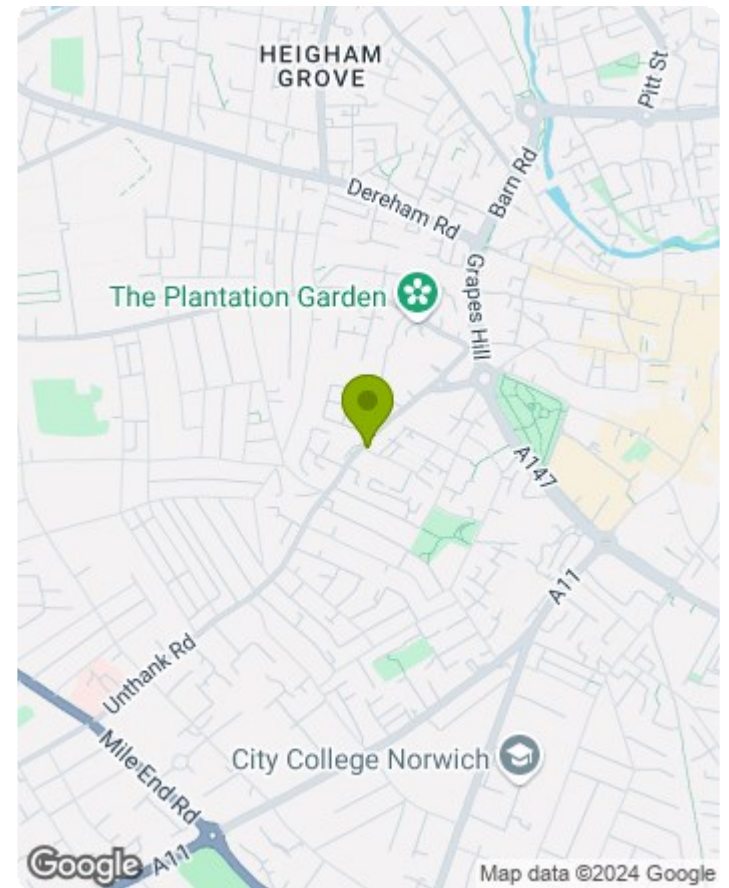
GROUND FLOOR

1ST FLOOR

2ND 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		52	71
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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