



Grosvenor Road
Norwich, Norfolk NR2 2PZ

£725,000

claxtonbird
residential

Grosvenor Road, Norwich, Norfolk NR2 2PZ

Nestled in the charming Grosvenor Road, Norwich, this mid-terrace house is a true gem waiting to be discovered. Boasting two reception rooms, five bedrooms, three bathrooms and a cellar, this property offers ample space for comfortable living. Step inside to find a perfect blend of modern amenities and classic charm. The house features a modern bathroom and an en suite, ensuring convenience and luxury. Character features are sprinkled throughout, adding a touch of elegance and history to the space. Located in a highly sought-after area, this property offers not just a home but a lifestyle. Imagine living in a place where you can enjoy the best of both worlds - modern comfort and traditional allure. Grosvenor Road is situated within a Conservation area, and is known for its peaceful surroundings and proximity to all the amenities you could need. Don't miss the opportunity to make this house your home. With its spacious layout, modern facilities, and timeless character, this property is sure to capture your heart.

Entrance Hall

Entrance door, stairs to first floor, cornicing to smooth plastered ceiling, stripped floorboards, door leading down to the cellar and radiator.

Sitting Room 16' x 12'9" + bay (4.88m x 3.89m + bay)

Light and spacious south facing reception room offering a wealth of period features including original square bay sash windows to front aspect, Victorian cast iron fireplace with slate hearth, marble mantle and wood burner, picture rail, cornicing, ceiling rose, built in storage cupboards and radiator.

Dining Room 14' x 11'3" (4.27m x 3.43m)

Beautiful reception room with period features including cornicing to smooth plastered ceiling, ceiling rose and original French doors to rear garden, fireplace with slate hearth and wood burner, fitted cupboards and shelves to fireplace recesses and radiator.

Kitchen/Breakfast Room 15'3" x 11'4" (4.65m x 3.45m)

Light and airy reception room with fitted kitchen comprising a range of base units with work surfaces over, inset ceramic sink with mixer tap, space for dual fuel range style cooker, built in dishwasher, tiled floor and two newly fitted double glazed windows to side aspect.

Utility Room 7'9" x 5'3" (2.36m x 1.60m)

Fitted base units with work surfaces over, plumbing for washing machine, wall mounted gas central heating boiler, newly fitted double glazed window to side aspect and door to rear garden.

Shower Room

Suite comprising large fully tiled shower cubicle, heritage wash hand basin, WC, chrome towel rail and newly fitted double glazed window to rear aspect.

Cellar 14'1 x 8'3 + storage area (4.29m x 2.51m + storage area)

Fitted as a gym with a separate storage area.

First Floor Landing

Stairs to second floor and radiator.

Bedroom 13'3" x 12'10" (4.04m x 3.91m)

Two sash windows to front aspect, decorative cast iron fireplace and radiator.

Bedroom 14'1" x 12'5" (4.29m x 3.78m)

Window to rear aspect, decorative cast iron fireplace, built in cupboard to chimney recess and radiator.

En Suite

Newly fitted en suite comprising bath with shower over, built in hand wash basin and WC, illuminated mirrored cupboard, radiator and newly fitted double glazed window to side aspect.

Bedroom 8'10" x 7'1" (2.69m x 2.16m)

Sash window to front aspect and radiator.

Bathroom

Stylish new bathroom suite comprising of free standing roll top bath, separate shower cubicle, twin hand wash basins and W.C. Heated towel rail and new double glazed window to the rear.

Second Floor Landing

Velux style skylight, loft access and built in storage cupboard.

Bedroom 14' x 13'6" (4.27m x 4.11m)

Window to front aspect, access to eaves storage and radiator.

Bedroom 14'1" x 8'6" (4.29m x 2.59m)

Window to rear aspect and radiator.

Outside

Attractive garden enclosed by period iron railings with miniature plants and shrubs and a checker board pathway leading to the entrance door.

Fully enclosed courtyard garden laid to patio.

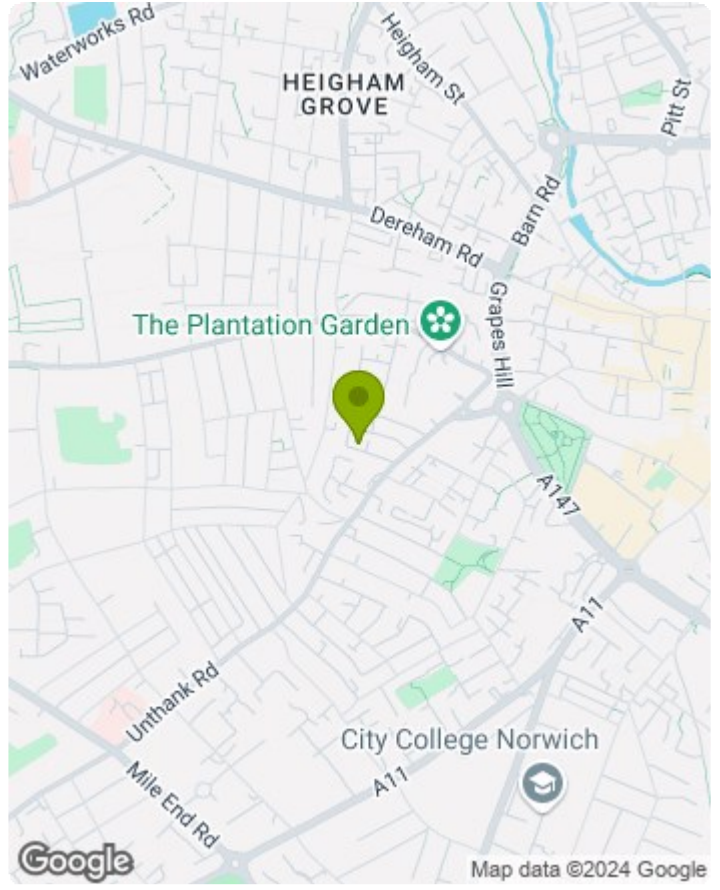
Agents Note

Council Tax Band D





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			
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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