



Melrose Road
Norwich, NR4 7PN
Guide Price £325,000 - £350,000

claxtonbird
residential

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*** Guide Price £325,000 - £350,000 *** ClaxtonBird are delighted to offer this charming two-bedroom terrace house situated on Melrose Road, within the sought-after Golden Triangle area of Norwich. The property has recently undergone a stunning renovation, making it a perfect blend of modern amenities and classic charm. As you step inside, you are greeted by a spacious sitting room with a newly installed feature wood burner, perfect for entertaining guests or simply relaxing. A standout feature of this property is the extended modern open plan kitchen / dining room, comprising newly fitted units, built in appliances and a feature skylight. Completing the ground floor accommodation is a convenient modern fitted shower room. On the first floor you will find two generously sized double bedrooms, with one benefiting from a newly fitted en-suite bathroom. Externally, there is a larger than average rear garden which is ideal for summer al-fresco dining. Offered for sale with no onward chain and early viewing is highly recommended.

Entrance Porch

Double glazed entrance door, wood effect floor and door to sitting room.

Sitting Room 11'6" max x 11'2" (3.51 max x 3.42)

Upvc double glazed window to front aspect, feature wood burner with hearth and wood surround, spot lights and radiator.

Open Plan Kitchen / Dining Room 19'3" x 11'5" (5.88 x 3.49)

Dining Area

Feature wood burner with wooden surround, under stairs storage cupboard, spotlights and wood effect floor. Open plan to:

Kitchen

Newly fitted kitchen comprising wall and base units with wood effect work surfaces over, sink drainer with mixer tap, electric oven with induction hob and extractor hood over, built in dishwasher, plumbing for washing machine, space for fridge freezer, spotlights, wood effect floor and feature lantern skylight.

Rear Lobby

Upvc double glazed door leading out to the garden and door to shower room.

Shower Room

Newly fitted suite comprising shower cubicle with inset shower, wash hand basin set in vanity unit, low level WC, part tiled walls, extractor fan, wood effect floor, chrome towel rail radiator, spot lights and Velux window.

First Floor Landing

Bedroom 11'6" max x 11'3" (3.52 max x 3.43)

Upvc double glazed window to front aspect, over stairs storage cupboard, loft access with pull down stairs and radiator.

Bedroom 11'6" max x 11'3" (3.52 max x 3.44)

Upvc double glazed window to rear aspect overlooking the garden, spot lights, radiator and door to en-suite bathroom.

En Suite

Newly fitted suite comprising panel bath with mixer tap, shower attachment and shower screen, wash hand basin set in vanity unit, low level WC, part tiled walls, tiled floor, spot lights, extractor fan, chrome towel rail radiator and upvc double glazed window to side aspect.

Loft

Boarded loft with power, light, gas central heating boiler and Velux windows to front and rear aspect.

Front Garden

Walled garden laid to slate with pathway leading to the entrance door.

Rear Garden

Larger than average bisected garden enclosed by wall and fencing with patio area providing space for table and chairs.

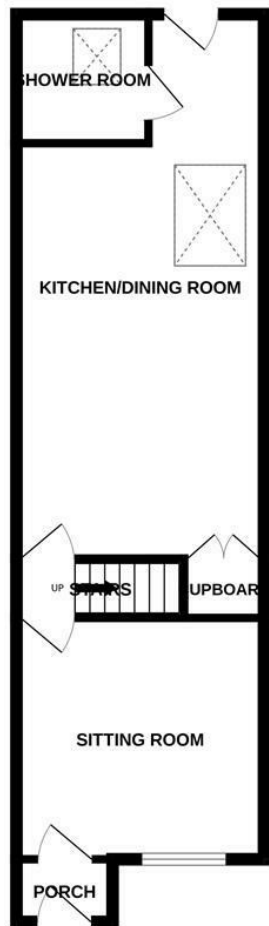
Agents Note

The current owners have extensively renovated this property, including new windows, gas central heating, plumbing, roof, replastered walls, new flooring and general redecoration throughout.

Council Tax Band B
EPC Rating D



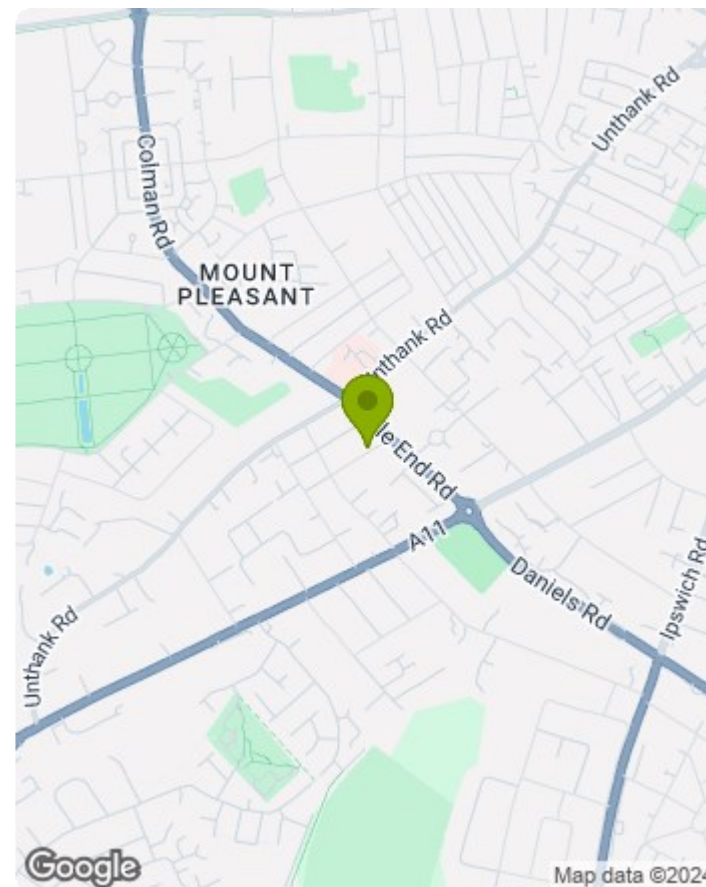
GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(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	

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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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.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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