



**Bakers Road  
Norwich, NR3 3AZ**

**Offers in excess of £325,000**

**claxtonbird**  
residential



## Bakers Road, Norwich, NR3 3AZ

ClaxtonBird are proud to offer this stunning two bedroom period property, conveniently located close to the City Centre, within proximity to a range of local shops and amenities. The property has been recently renovated throughout by the current owners, offering meticulous stylish and contemporary accommodation. As you step inside, you are welcomed by a charming sitting room with feature cast iron log burner, creating a warm and inviting atmosphere. The standout feature of this property is the wonderful open plan kitchen / dining room, situated at the heart of the home, boasting bespoke fitted units and central island, perfect for entertaining guests or simply relaxing. Completing the ground floor accommodation is the useful utility area and contemporary bathroom suite. On the first floor there are two double bedrooms and contemporary en-suite shower room. The current owners have incorporated individually designed elements throughout, making this home a standout choice for those looking for stylish and modern living set within traditional period walls. We highly recommend viewing this property to avoid missing the opportunity to own this beautifully renovated terraced house on Bakers Road.

### Sitting Room 12'1 x 11'10 (3.66m'0.30m x 3.35m'3.05m)

A delightful reception room, finished to the highest standard, with a newly installed cast iron log burner with slate hearth, fitted shelving and cupboards to recesses, cornicing to smooth plastered ceiling, contemporary radiator, double glazed window to front aspect overlooking the green and sliding door to kitchen / dining room.

### Kitchen / Dining Room 24'3 x 12'0 (7.32m'0.91m x 3.66m'0.00m)

This room is the jewel of the home, a wonderful space for entertaining guests.

The bespoke fitted kitchen comprises a range of base units with microcement work surfaces over, feature central island, built in electric double oven with inset induction hob with built in down draft extractor, butler sink with mixer tap, built in fridge freezer, lantern skylight, upright contemporary radiator, stairs to first floor with American oak balustrade and door to utility area.

### Utility Area

Base units with timber block work surfaces over, new washing machine included, cupboard housing the gas central heating boiler, double glazed window to side aspect and panelled glazed door to bathroom.

### Bathroom

Contemporary suite comprising large freestanding bath with mixer tap and shower attachment, hand basin with mixer tap, WC, feature lantern skylight and upright contemporary radiator.

### First Floor Landing

Doors to both bedrooms.

### Bedroom 12'1 x 11'10 (3.66m'0.30m x 3.35m'3.05m)

Double glazed window to front aspect overlooking the green and contemporary radiator.

### Bedroom 12'1 x 11'10 (3.66m'0.30m x 3.35m'3.05m)

Double glazed window to rear aspect, contemporary radiator and door to en-suite.

### En Suite

Suite comprising oversized shower cubicle with rainfall shower, hand basin, WC, contemporary radiator and double glazed window to side aspect.

### Front Garden

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

### Rear Garden

Low maintenance garden enclosed by fencing and laid to patio with rear access gate leading out to the service lane.

### Agents Note

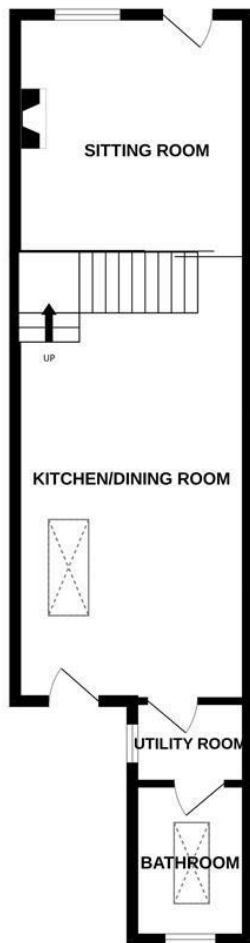
Council Tax Band - A

EPC Rating - TBC

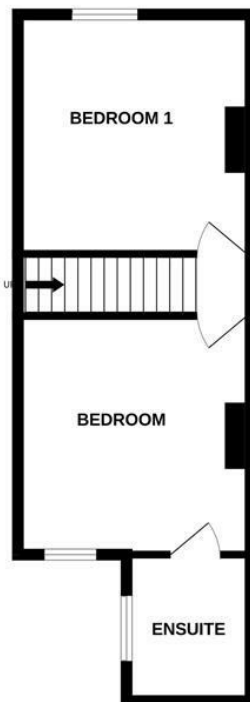
The current owners have fully renovated and extended the house. All internal fixtures and finishes are brand new.

Furnishings may be available by separate negotiation.

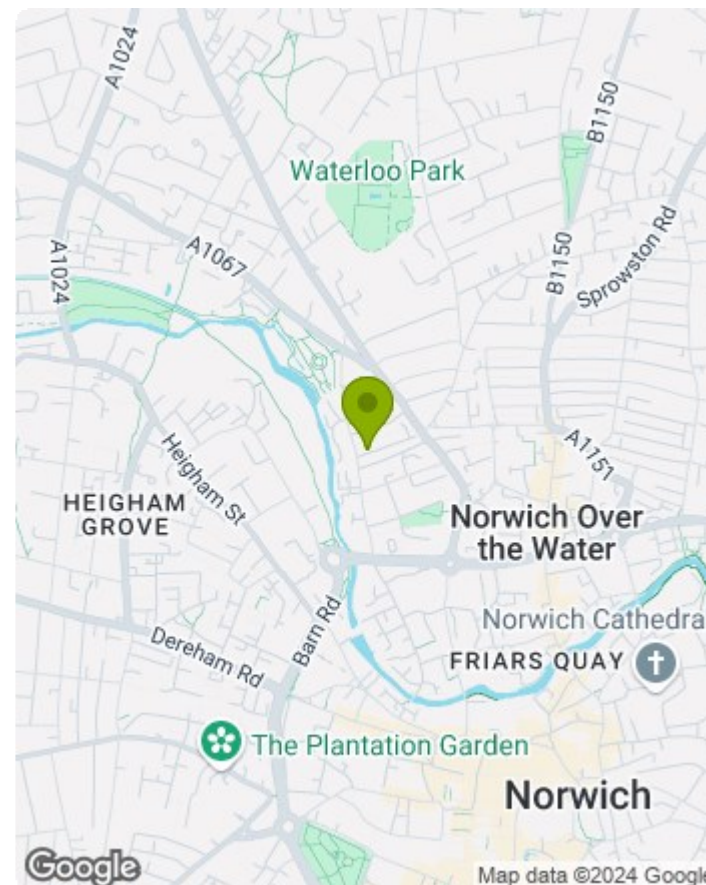




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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- 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.
- 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.
- 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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