



Whitehall Road
Norwich, Norfolk NR2 3EN
Guide Price £420,000

claxtonbird
residential

Whitehall Road, Norwich, Norfolk NR2 3EN

Nestled in the charming Golden Triangle area of Norwich, this delightful Victorian mid-terrace house on Whitehall Road offers characterful accommodation set within a vibrant community. The accommodation comprises an entrance hall, bay fronted sitting room, dining room and kitchen / breakfast room to the ground floor, whilst to the first floor there are three bedrooms and family bathroom off landing. Additionally, there is the added benefit of a loft room, providing the opportunity for additional storage space or loft conversion (STTP). Externally, there is a non bisected rear garden, offering a private space to relax during the warmer months. Being situated within The Avenues, Recreation Road and CNS School Catchment areas makes this property ideal for families seeking access to a renowned education establishment.

Entrance Hall

Glazed entrance door, stairs to first floor, under stairs storage area, corbel, cornice, picture rail, storage cupboard and radiator.

Sitting Room 14'7 max into bay x 11'5 max (4.45m max into bay x 3.48m max)

Bay window to front aspect, gas fireplace with wood surround, storage cupboards and shelving to recesses, picture rail, cornice, ceiling rose and radiator.

Dining Room 11'9 x 9'9 max (3.58m x 2.97m max)

Open fireplace with tiled inset and wood surround, picture rail, cornice, ceiling rose, radiator and French doors leading out to the garden.

Kitchen / Breakfast Room 15'9 x 9'0 (4.80m x 2.74m)

Fitted kitchen comprising wall and base units with block wood surfaces over, double ceramic Belfast sink, built in washing machine, cooker point with extractor hood over, space for fridge freezer, plumbing for dishwasher, tiled floor, feature wood burner, windows to side and rear aspect and door leading out to the garden.

First Floor Landing

Doors to all first floor rooms, storage cupboard and hatch to loft room.

Bedroom 15'4 max x 11'9 (4.67m max x 3.58m)

Two windows to front aspect, feature fireplace and radiator.

Bedroom 11'9 x 9'9 max (3.58m x 2.97m max)

Window to rear aspect, feature fireplace and radiator.

Bedroom 9'3 x 9'1 max (2.82m x 2.77m max)

Window to rear aspect and radiator.

Bathroom

Three piece white suite comprising panel bath with shower over, low level WC, wash hand basin, part tiled walls, radiator and window to side aspect.

Loft Room 13'7" x 11'3" + two 5'8" eaves (4.15m x 3.45m + two 1.75m eaves)

Accessed via a ladder from the landing with two Velux windows and eaves storage. This space offers scope for a loft conversion (STTP) and is currently being used as an office / studio.

Front Garden

Walled and railed front garden laid to bark chippings with harlequin tiled pathway leading to the front door.

Rear Garden

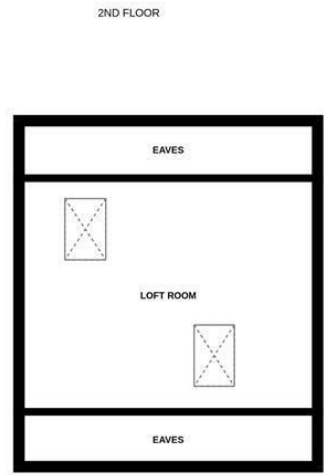
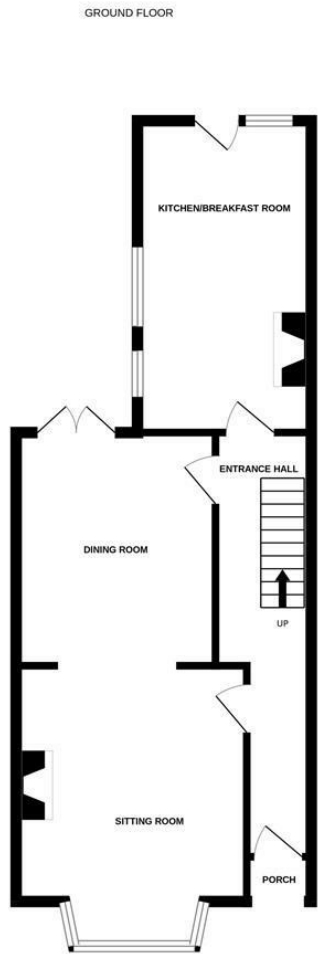
Non bisected rear garden laid to patio with raised shrub and flower borders, built in seating area, storage shed and gated side access to side passageway.

Agents Note

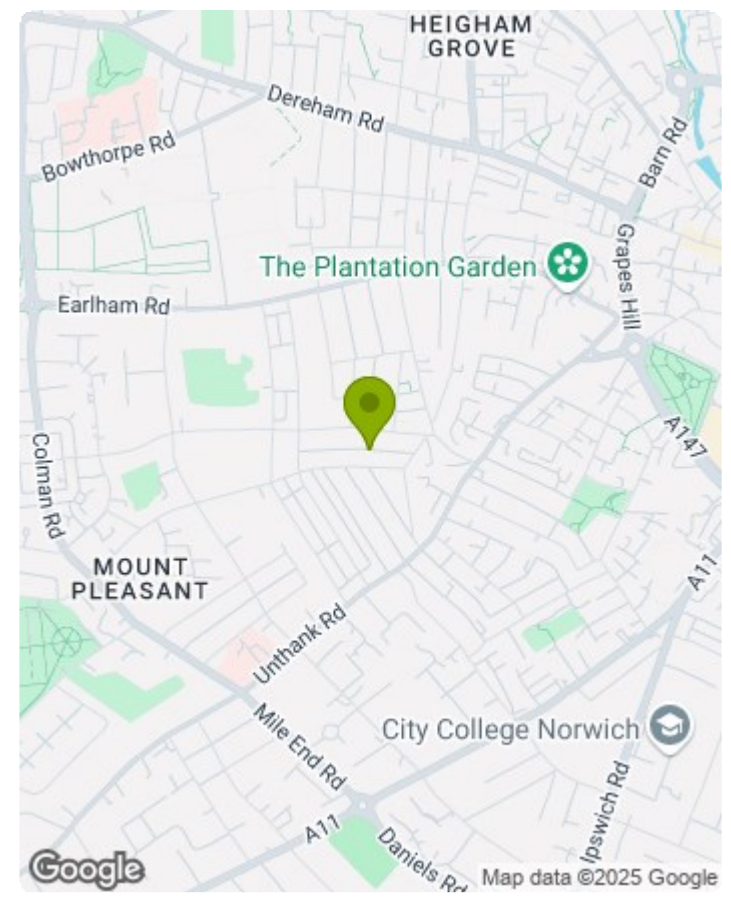
Council Tax Band C

EPC Rating E





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		
		82
	46	
	EU Directive 2002/91/EC	

England & Wales

Environmental Impact (CO₂) 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		
	EU Directive 2002/91/EC	

England & Wales

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