

Glebe Road

Norwich, NR2 3JH

Guide Price £290,000 - £300,000

claxtonbird
residential

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*** Guide Price £290,000 - £300,000 *** Located on the desirable tree-lined street of Glebe Road, this spacious terraced house offers a wonderful combination of comfort and modern living. Upon entering, you are welcomed by two reception rooms that provide plenty of space for relaxation and entertaining. The contemporary fitted kitchen is both practical and stylish, and a utility area adds to the home's functionality. Additionally, a convenient ground-floor shower room enhances the practicality of the ground-floor living space. As you head up to the first floor, you will discover two generously sized double bedrooms, with one providing access to a four-piece en-suite bathroom. This fantastic turn-key home is ready for you to move in and make it your own. Offered for sale with no onward chain.

Sitting Room 12'2" max x 11'5" (3.72 max x 3.50)
Entrance door with feature stained glass fanlight over, double glazed window to front aspect, fireplace, cornice, ceiling rose, stripped wooden floor and radiator.

Dining Room 11'6" max x 11'10" (3.52 max x 3.62)
Upvc double glazed window to rear aspect, picture rail, shelving to recess, understairs storage cupboard and radiator.

Kitchen 8'9" x 6'2" (2.69 x 1.89)
Fitted kitchen comprising wall and base units with work surface over, stainless steel sink drainer with mixer tap, built-in oven with hob and extractor over, plumbing for dishwasher, tiled splashbacks, wall-mounted central heating boiler, wood-effect floor, and double glazed window to side aspect.

Utility Area
Upvc double glazed door leading out to the garden, space for fridge freezer, plumbing for washing machine and wood-effect floor.

Shower Room 5'2" x 5'0" (1.58 x 1.54)
Suite comprising shower cubicle with inset shower, low-level WC, wash hand basin set in vanity unit, part-tiled walls, tiled floor, extractor fan, towel rail radiator and double glazed window to rear aspect.

First Floor Landing

Bedroom 12'2" max x 11'5" (3.72 max x 3.50)
Upvc double glazed window to front aspect, overstairs storage cupboard with loft access, and radiator.

Bedroom 12'2" max x 11'7" (3.72 max x 3.55)
Upvc double glazed window to rear aspect, radiator and door to en-suite.

En Suite Bathroom 8'9" x 6'2" (2.67 x 1.90)
Four-piece suite comprising panel bath with mixer tap, separate shower cubicle with inset shower, low-level WC, wash hand basin set in vanity unit, part-tiled walls, tiled floor, extractor fan and towel rail radiator.

Front Garden
Laid to hardstanding, with pathway leading to the entrance door.

Rear Garden
Larger than average non-bisected rear garden, laid predominantly to lawn, with patio seating area, shrub borders and double timber gates to the rear access road.

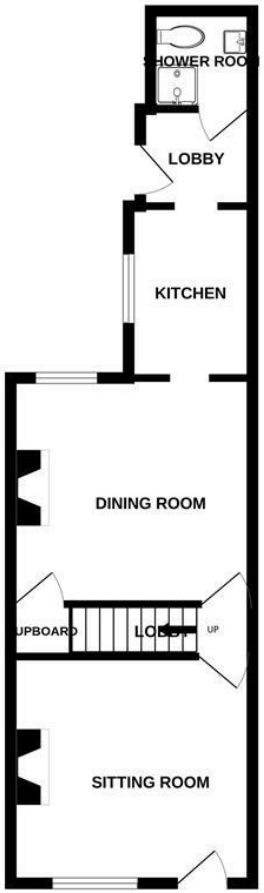
Agents Note
Council Tax Band B







GROUND FLOOR



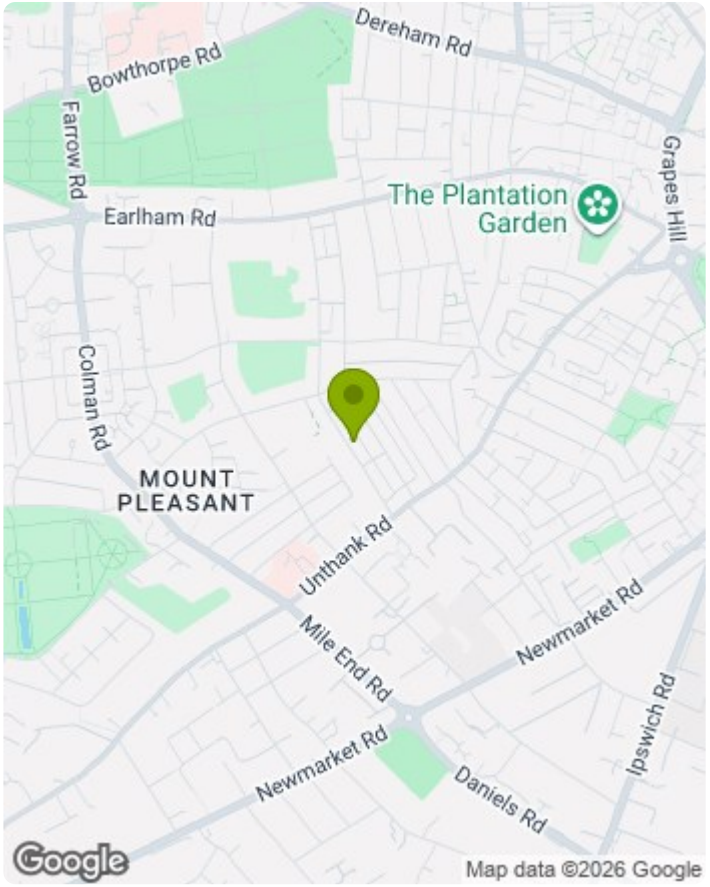
1ST FLOOR

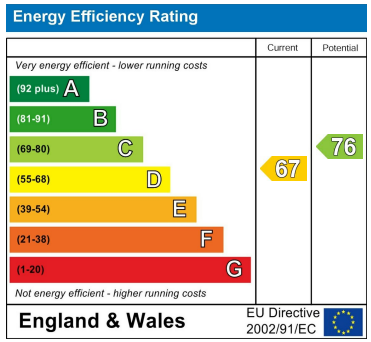


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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