

Glebe Road

Norwich, Norfolk NR2 3JQ

Offers in the Region of £550,000

claxtonbird
residential

Glebe Road, Norwich, Norfolk NR2 3JQ

*** Launch Event Saturday 14th November - Strictly By Appointment Only *** ClaxtonBird are pleased to present this fantastic mid-terrace house situated on a picturesque tree-lined street in the sought-after Golden Triangle area of Norwich. Impeccably maintained and tastefully extended by the current owners, this property showcases a stunning, newly fitted kitchen/breakfast room equipped with integrated appliances. The generous layout features an inviting entrance hall leading to a fantastic open-plan reception area on the ground floor. Upstairs, enjoy a luxurious master bedroom with en-suite facilities, complemented by two additional well-proportioned bedrooms and a stylish family bathroom. The exterior boasts an impressive, larger-than-average non-bisected rear garden, perfect for outdoor entertaining or relaxation. Early viewing is highly recommended to avoid any disappointment.







Entrance Hall
Glazed entrance door with fanlight above, stairs to first floor, cornice, corbel, stripped wooden floor and radiator.

Sitting Room 11'3" x 11'10" max to recess (3.43 x 3.61 max to recess)
Sash window to front aspect with bespoke fitted shutters, cast-iron multi-fuel burning stove with slate hearth, storage cupboard and shelving to recess, cornice, picture rail and stripped wooden floor. Open to:

Family Room 12'2" max to recess x 11'10" (3.72 max to recess x 3.63)
Understairs storage cupboard, shelving to recess, picture rail, stripped wooden floor. Open to:

Extended Kitchen / Dining Room 16'2" x 14'0" (4.95 x 4.29)
Recently fitted kitchen comprising base units with solid block wood work surface over, double butler sink with brass mixer tap, built-in fridge-freezer, built-in washing machine, integrated oven and stainless steel hob with canopy over, central island, shelving, tiled splashbacks, wood effect floor, spotlights, radiator, three Velux windows to side aspect and bi-folding doors overlooking the garden.

First Floor Landing
Loft access, fitted storage cupboard and radiator.

Bedroom 12'2" max into recess x 12'4" (3.71 max into recess x 3.76)
Double glazed windows to rear aspect, fitted wardrobes, wooden floor and radiator. Door to:

En Suite Shower Room 9'11" x 4'4" (3.04 x 1.34)
Three-piece suite comprising double walk-in shower cubicle with inset shower, low-level WC, wash hand basin with mixer tap, part-tiled walls, tiled floor, extractor fan, spotlights, radiator and double glazed window to rear aspect.

Bedroom 11'2" x 12'9" (3.42 x 3.89)
Sash window to front aspect with bespoke fitted shutters, fitted wardrobe, shelving to recess, wooden floor and radiator.

Bedroom 11'1 x 6'1 (3.38m x 1.85m)
Sash window to front aspect with fitted shutters, wooden flooring and radiator.

Bathroom 9'10" x 8'2" (3.02 x 2.51)
Four-piece suite comprising large bath with mixer tap, corner shower cubicle with inset shower, low-level WC, wash hand basin with mixer tap, part-tiled walls, tiled floor, spotlights, radiator and double-glazed window to rear aspect.

Front Garden
Walled garden with shrubs, flowers, and pathway leading to the entrance door.

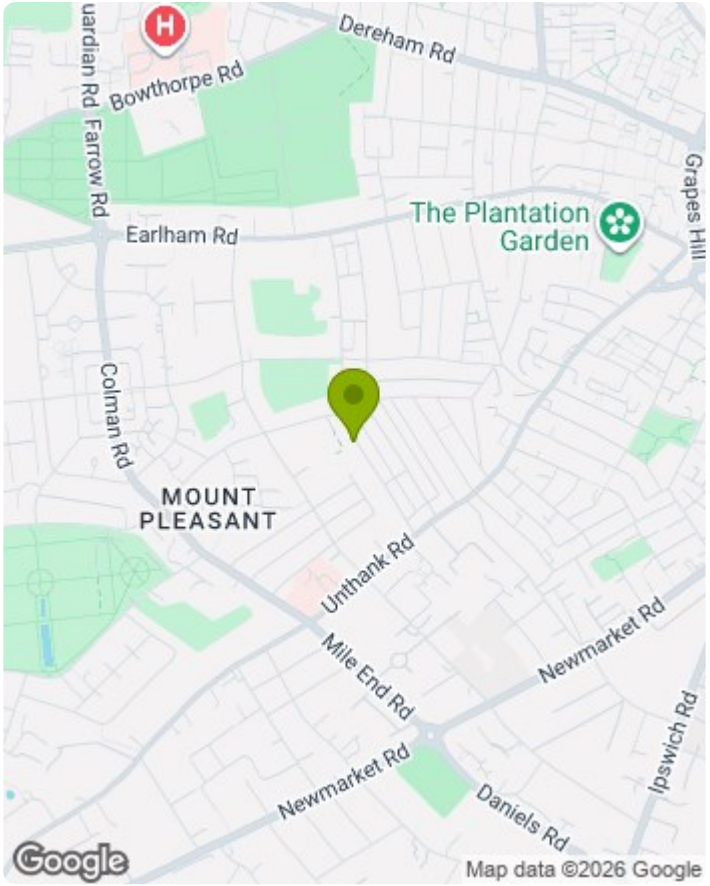
Rear Garden
Non-bisected garden laid predominantly to shingle with flower and shrub borders, two outside lights, greenhouse, large timber shed and gated access to passageway.

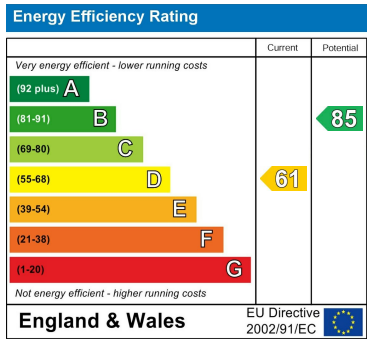
Agents Note
Council Tax Band C



120 GLEBE

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.
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ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

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