

Spelman Road
Norwich, NR2 3NJ

Guide Price £475,000 - £500,000

claxtonbird
residential

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*** Guide Price £450,000 - £475,000 *** ClaxtonBird are pleased to present a unique opportunity to acquire a rarely available detached bungalow located in the highly desirable Golden Triangle area of Norwich. This home offers comfortable and versatile accommodation, featuring three spacious bedrooms, two reception rooms, and a convenient study. The kitchen is equipped with built-in appliances, making cooking and entertaining a seamless experience, while being adjacent to the breakfast room. Additional benefits include gas central heating and off-road parking. Situated in the sought-after NR2 postcode, you'll enjoy excellent access to local amenities, parks, and transport links, making city living both convenient and enjoyable.

Entrance Hall
Entrance door, loft access, two built-in storage cupboards and wood-effect floor.

Reception Room 16'3 x 10'8 + bay window (4.95m x 3.25m + bay window)
Double glazed window to front aspect, picture bay window to side aspect, range of fitted shelving and storage cupboards, and radiator.

Kitchen 9'10 x 8'9 (3.00m x 2.67m)
Fitted kitchen comprising a range of wall and base units with marble effect worktop over, inset butler sink with mixer tap, freestanding cooker with extractor hood over, built-in fridge freezer, built-in dishwasher, cupboard housing the gas central heating boiler, tiled floor, double glazed window to the side aspect and door leading to the garden.

Breakfast Room 8'9 x 9'7 (2.67m x 2.92m)
Double glazed window to front aspect, freestanding pine corner unit and radiator.

Cloakroom
WC, pedestal wash hand basin, plumbing for washing machine, shelving to recess, radiator and double glazed window to side aspect.

Shower Room
Suite comprising walk-in shower cubicle with rainfall shower over, pedestal wash hand basin, WC, heated towel rail and double glazed window to side aspect.

Bedroom 8'9 x 10'8 (2.67m x 3.25m)
Double glazed window to rear aspect, wood-effect floor and radiator.

Bedroom 11'0 x 10'8 (3.35m x 3.25m)
Double glazed window to rear aspect, built-in double wardrobe with sliding doors, wood-effect floor and radiator.

Study 9'8 x 7'7 (2.95m x 2.31m)
Double glazed window to side aspect, radiator and door to sitting room.

Sitting Room 16'4 x 10'6 (4.98m x 3.20m)
Double glazed window to front aspect, decorative fireplace, radiator and door to rear hall.

Rear Hall
Built-in cupboard and door leading out to the garden. Door to:

Bedroom 10'10 x 10'6 (3.30m x 3.20m)
Double glazed windows to side and rear aspect, built-in double wardrobe and radiator.

Front Garden
Offering driveway parking with plant and shrub borders.

Rear Garden
Enclosed garden laid predominantly to lawn with two patio seating areas, well-established plants and shrubs, and a timber garden shed.

Agents Note
Council Tax Band D



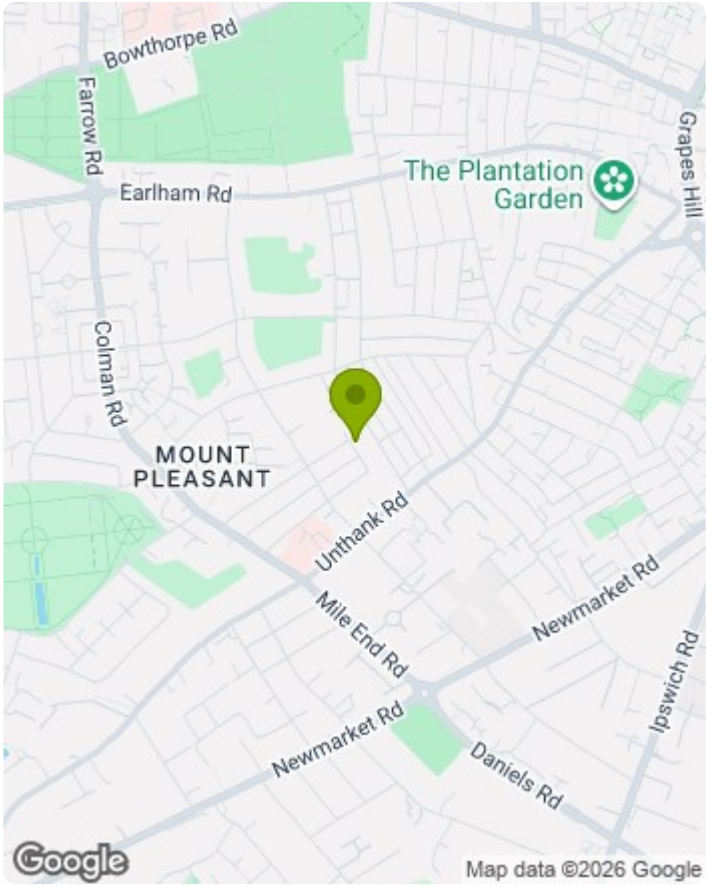


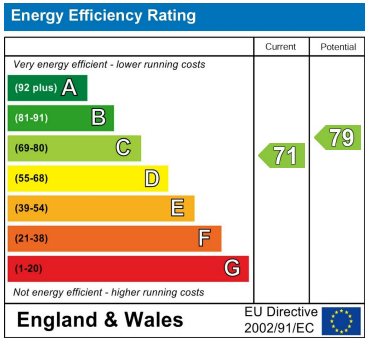


GROUND FLOOR



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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