

Melrose Road
Norwich, NR4 7PN

Offers in the region of £280,000

claxtonbird
residential

Melrose Road, Norwich, NR4 7PN

Nestled on the charming Melrose Road, this quaint Victorian end-terrace house offers a perfect blend of character and modern living. The property boasts well-presented accommodation, featuring two inviting reception rooms, a functional kitchen and a modern ground floor bathroom suite. convenience. Upstairs, you will find two comfortable bedrooms off the landing, with one providing access to a smaller box room. Internal benefits include gas central heating and double glazing throughout, providing energy efficiency all year round. The generous bisected garden offers a wonderful outdoor space to enjoy the warmer weather. Situated in the highly regarded Golden Triangle area of Norwich, this property is surrounded by a vibrant community and is within easy reach of local amenities, parks, and excellent transport links.

Sitting Room 11'6 into recess x 11'3 (3.51m into recess x 3.43m)
Entrance door, double glazed window to front aspect, decorative exposed brick fireplace with tiled hearth, painted exposed wooden floor, and radiator.

Inner Lobby
Stairs to first floor.

Dining Room 11'5 x 11'2 (3.48m x 3.40m)
Understairs storage area with space for an upright fridge freezer, painted exposed floorboards and double glazed door leading out to the garden.

Kitchen 5'5 x 7'3 (1.65m x 2.21m)
Fitted kitchen comprising a range of base and eye-level units with work surfaces over, inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with inset electric hob and extractor hood over, built-in washing machine and wall-mounted gas central heating boiler.

Bathroom
White suite comprising a 'P' shaped bath with rainfall shower over and mixer tap, WC, wash hand basin set in vanity unit and heated towel rail.

First Floor Landing

Bedroom 11'6" x 11'3" (3.51m x 3.43m)
Double glazed window to front aspect, built-in cupboard and radiator.

Bedroom 11'2 x 11'5 (3.40m x 3.48m)
Double glazed window to rear aspect and radiator. Door to:

Bedroom 5'7 x 7'3 (1.70m x 2.21m)
Double glazed window to side aspect and radiator.

Front Garden
Traditional terrace-style walled garden laid to shingle with pathway leading to the entrance door.

Rear Garden
Generous bisected rear garden laid to paving offering an outdoor seating area.

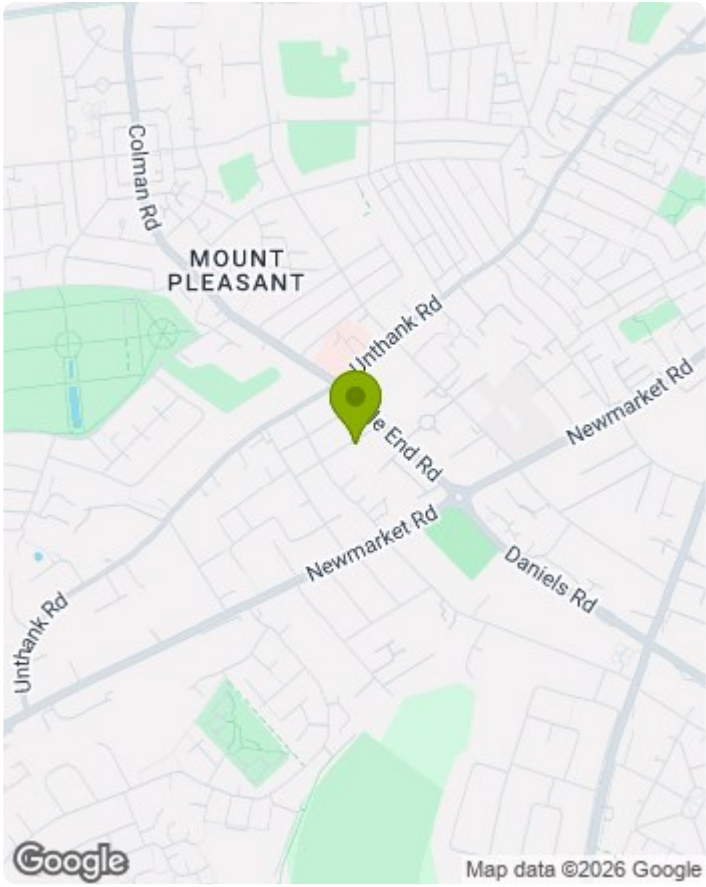
Agents Note
Council Tax Band B

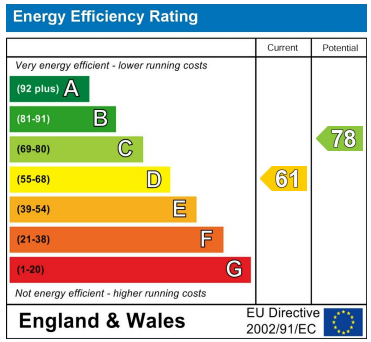












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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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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