

## Buxton Road, Norwich

Guide Price £375,000 - £400,000 Freehold

Energy Efficiency Rating : D

- ✓ Victorian Mid-Terrace Home
- ✓ Kitchen with Vaulted Ceiling
- ✓ Hall Entrance & Bedrooms Off Landing
- ✓ Bedrooms Over Passage Also
- ✓ Sitting Room with Bay Window
- ✓ Garden with Feature Air Raid Shelter
- ✓ Family Room & Separate Dining Room
- ✓ Permit Parking

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS  
&  
WATSON**





BAY FRONTED VICTORIAN TERRACE with rooms spanning OVER PASSAGE available NO CHAIN! Situated within WALKING DISTANCE to the CITY CENTRE and benefiting from a HALL ENTRANCE with BEDROOMS OFF LANDING this property is perfect for purchasers wanting EASY ACCESS TO NORWICH. Generous WELL PRESENTED and PROPORTIONED accommodation can be found with scope to PLACE YOUR OWN MARK there is even the possibility of CONVERTING THE LOFT SPACE (stp). Upon entering, the STRIPPED WOOD FLOORING leads through the hall to the SITTING ROOM with CAST IRON OPEN FIRE, family room with a period open fire, DINING ROOM which opens to the STUNNING KITCHEN with a VAULTED CEILING, exposed timber beams and TWO VELUX WINDOWS allowing LIGHT TO FLOOD IN and glisten of the PORCELAIN TILING. There is a CLOAKROOM to the ground floor and the stairs leading to the first floor. ALL BEDROOMS fit a DOUBLE BED with ease and the FAMILY BATHROOM boasts a BEAUTIFUL FOUR PIECE SUITE. The rear garden is low maintenance and currently laid as hardstanding, there is a air raid shelter to one corner of the garden which could have a multiple uses. PERMIT PARKING is available on Buxton Road.

#### LOCATION

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the road, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast

array of shops and services, with rail links from the Train Station.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR3 3HH), but to help you...Leave Norwich City Centre on Duke Street and head straight over at the roundabout onto Pitt Street. Follow round to the left through the traffic lights and the enter the left hand lane as you reach the next set of lights. Continue on Aylsham Road taking the second right hand turn onto Buxton Road. The property can be found on the right hand side.

Set behind a low level brick wall with painted picket gate, there is a hardstanding footpath leading to the main property. Adjacent to the front garden is an additional hardstanding pathway that leads through a locked gate and under passage to the rear garden.

Obscure glazed entrance door to:

#### ENTRANCE HALL

Stripped wood flooring, radiator, decorative period archway leading to stairs to first floor landing, smooth ceiling, doors to:

#### SITTING ROOM

14' 7" x 11' 7" Max. Into Bay. (4.44m x 3.53m) Cast iron period fire place recessed into a mosaic tiled hearth and timber surround, stripped wood flooring, radiator, uPVC double glazed bay window to front, picture rail, smooth ceiling.

### FAMILY ROOM

12' 2" x 12' 1" (3.71m x 3.68m) Feature period open fire with tiled surround, stripped wood flooring, radiator, double glazed sash window to rear, built-in under stairs storage cupboard, door to:

### DINING ROOM

9' 8" x 8' 11" (2.95m x 2.72m) Stripped wood flooring, radiator, double glazed window to rear, smooth ceiling, opening to:

### KITCHEN

13' 7" x 9' 6" (4.14m x 2.9m) Recently installed kitchen comprises fitted range of wall and base level units with complementary real wood square edge work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, inset gas hob with extractor fan above and built-in electric eye level double oven, space for dishwasher and fridge freezer, tiled flooring, uPVC double glazed window to side, door to garden, smooth vaulted ceiling with recessed spotlighting, velux window x2, exposed timber beams.

### CLOAKROOM

Two piece suite comprising low level W.C. comprising low level W.C, wall mounted hand wash basin, tiled splash backs, vinyl flooring, uPVC obscure double glazed window to side, extractor fan, smooth ceiling.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, over stairs storage space, smooth ceiling with loft access hatch, doors to:

### DOUBLE BEDROOM

10' x 9' 9" (3.05m x 2.97m) Fitted carpet, radiator, double glazed sash window to side, coved ceiling.

### DOUBLE BEDROOM

13' 4" x 12' 1" (4.06m x 3.68m) Fitted carpet, radiator, double glazed sash window to rear, picture rail, smooth ceiling.

### DOUBLE BEDROOM

13' 4" x 11' 10" Max. (4.06m x 3.61m) Fitted carpet, radiator, sash window to front x2.

### FAMILY BATHROOM

Four piece suite comprising low level W.C, wall mounted hand wash basin with mixer tap, roll top bath with mixer tap, shower cubicle with thermostatically controlled rainfall shower, tiled splash backs, wood effect flooring, chrome heated towel rail, obscure double glazed window to front, smooth ceiling with extractor fan.

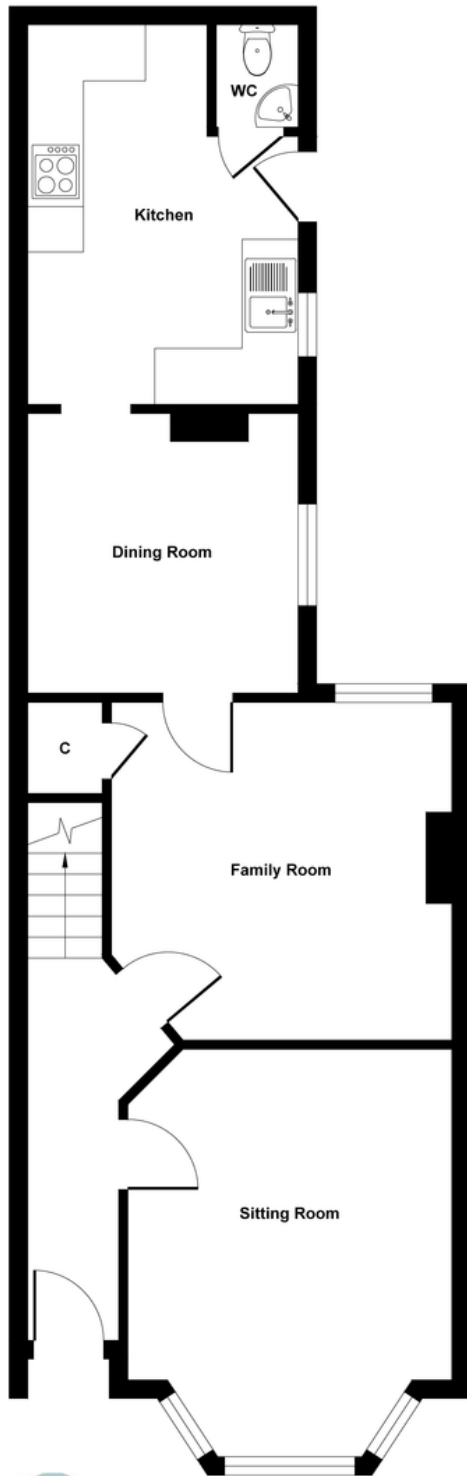
### OUTSIDE REAR

Leaving the property via the kitchen door the rear garden is low maintenance and laid to shingle and hard standing. To one corner of the garden there is an air raid shelter. The garden enjoys brick walled boundaries and gated access to the passage.

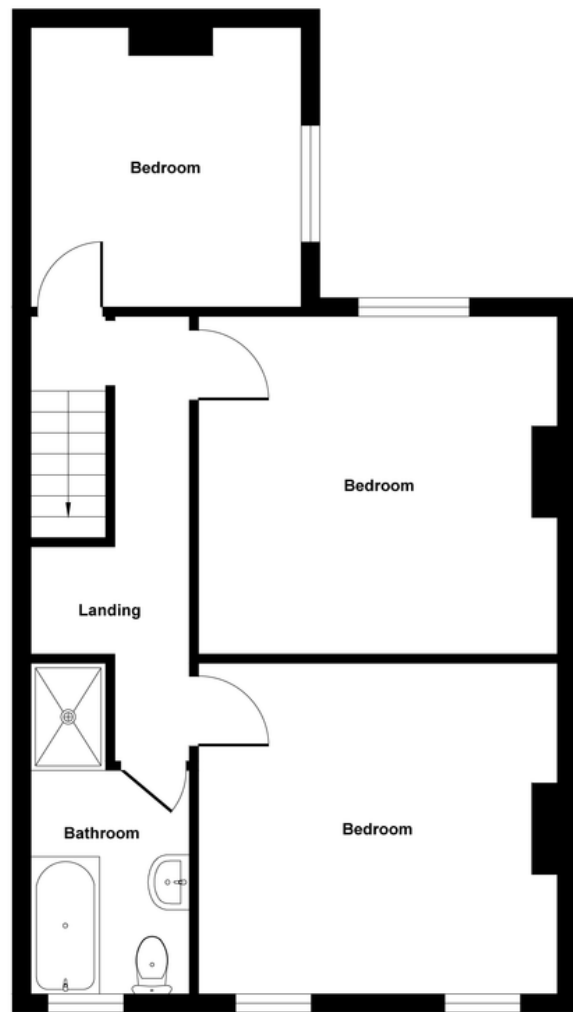
### PARKING

Permit parking is available from Norwich City Council with visitor scratch cards.





**STARKINGS & WATSON**  
**Ground Floor**  
 Approximate Floor Area  
 616 sq. ft  
 (57.22 sq. m)



**First Floor**  
 Approximate Floor Area  
 556 sq. ft  
 (51.65 sq. m)

**Approx. Gross Internal Floor Area 1172 sq. ft / 108.87 sq. m**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements