

Impressive Victorian house on prime road

This substantial hall entrance Victorian terraced house in the heart of the Golden Triangle of Norwich set over four floors offers beautiful interiors and elegant living in one of the most sought-after areas of the city.

The property, 34 Grosvenor Road, off Unthank Road, is for sale for £400,000 with Abbots.

From the first view of the house, it makes an impression, with its hand-made railings and gate to the front made by a local tradesman, who has transformed this property for its current owners. You enter into an elegant hallway with a corbel arch and high skirting boards.

Off the hall is the sitting room, which goes into a sash bay window at the front and has features including a picture rail, ceiling rose and cast iron fireplace with a marble surround.

Also off the hall is a dining room with double French-style doors to the rear, a ceiling rose and fireplace.

At the rear of the property is the kitchen/breakfast room, which is beautifully presented on a contemporary theme with



an outer lobby leading to a downstairs shower room and the cellar, which is currently used as a music room!

Upstairs on the first floor is a second kitchen/sixth bedroom, a family bathroom and the master bedroom with a cast iron fireplace.

Also on this floor are two more bedrooms, one with another cast iron fireplace. On

the top floor are two further bedrooms both with dormer windows.

Outside, there is a well-planned rear garden with a flint and brick wall with railings and at the rear there is an enclosed, courtyard-style garden with a patio.

The property is a short stroll to the city centre.

■ For more information contact Abbots on 01603 662666.

This family home needs a little TLC

This smart-looking detached house built in the 1930s on St Clements Hill in Norwich is for sale for offers in the region of £220,000 with Keys.

The property offers features of the period, including panelled internal doors, picture rails and feature fireplaces. It offers two reception rooms, a kitchen, three bedrooms and a family bathroom, together with a recent addition of a double glazed conservatory at the rear off which is a cloakroom/utility.



Outside, there is a single garage as well as mature gardens at the front and rear. The property would now benefit from some modernisation and refurbishment but offers great potential to be

turned into a lovely family home in a popular situation of the city. There is the added benefit of no onward chain. ■ For more information contact Keys on 01603 629158.



■ This detached Victorian malthouse with delightful, part-walled cottage gardens at Dersingham is for sale for a guide price of £265,000 with Bedfords. ■ For more information on The Malthouse, 60 Chapel Road, Dersingham, contact Bedfords on 01328 730500.

Moving on up at property finding company

Pure Property Finders, which has a base in Norwich, announced this week that its regional director Jonathan Wood had been appointed as managing director.

Mr Wood, pictured, who also writes a column JW and the County for EDP Property, is now set to lead the firm's development and expansion of its existing Norfolk and Cambridgeshire offices with a new office set to launch in Bury St Edmunds, Suffolk and other enterprises planned over the next 12 months.

He said: "I am looking forward to the challenge of ensuring we are set on a path

that will allow future growth both in the Eastern region and nationally.

The Pure management team is now very strong. Through sharing of experience I believe that together we can drive the business further forward, living up to our award-winning reputation and continuing to provide the highest

standards of service to our clients."

Pure Property's chief executive, Nick Gooch, said: "The growth of the business has been phenomenal and now needs someone of Jonathan's standing and expertise to drive it forward.

"With so many positives, including the diversity of city, coast and country living

choices offered in the region, the continued improvements to transport links and the relative affordability, the east is attracting more relocations and second home buyers than ever.

"This, balanced against market complexity, under-supply and over-demand for quality properties in prime locations and special requirements such as school catchment areas, has ignited a major demand for expert guidance when it comes to finding and securing the ideal property and for the entire moving service we offer."

■ See next week for Mr Wood's column in EDP Property.



BARN ED AND SOLAR SIMON



Help make your home an eco-haven

Simon: Wind turbines polarize people's opinions; but today we're talking about the small turbines you can put in your gardens. There are several types available, you can fix them to the side of your house, to your roof or have them on a mast in the garden.

Ed: If you don't have a lot of room the only way that you can get energy from a wind turbine is to get one bolted to your house. The positioning is important and if you are going for the mast option then you will need enough room to lower the turbine. You also don't want it to be sited too close to buildings or trees as they will block the wind and cause turbulence affecting efficiency.

Simon: The benefit of having the turbine at the bottom of the garden is that any noise pollution is minimised.

Ed: The noise of, say, a 6KW version is so minimal, though. The figures for noise per KW are about 55 to 80dB, but this depends on other factors.

Simon: Planning permission will almost certainly be required, for

this you will need details of where the turbine is going and its specification. If you don't like look of normal wind turbines, look at a helical turbine that has been developed: log on to www.quietrevolution.co.uk.

Ed: Obviously a wind turbine won't meet all your power requirements; it isn't windy all the time. Check your local average windspeeds at <http://www.berr.gov.uk>.

Simon: But if used in conjunction with other micro-generation systems and it will go a long way to meeting all your needs.

Ed: What are the costs involved in installing a 1KW "David Cameron" turbine or a 6KW one?

Simon: £1,500 to £10,000 depending on your specification.

Ed: At the barn we are going to use a wind turbine and solar photovoltaic, to create 5.5KW of power to keep the batteries charged and to cover eventualities. I think that this type of self sufficiency is many people's dreams – no more worries about energy bills.

Simon: It's just the fossil fuels we have to deal with now.

ECOBARN – THE BIGGEST CHALLENGE

To minimise the environmental impact of our build even further we are using environmental paints. The oak windows and doors have all been treated using an organically grown linseed oil, giving them a nice golden colour. Using such paints means we don't use solvents and VOCs, all of which are harmful to the environment. And because some of the paints contain natural oils they smell nice.



PRODUCTS: ECOVER

The Belgian company Ecover has to be the best-known ecological manufacturer. But did you know that several products can be refilled? So when your washing-up liquid runs out, take your bottle back to one of their refill stockists. Find out where your nearest stockist is: www.uk-marketingdatabase.com/ecover/ECOVER.search.show_parms or look at all the products available at www.ecover.com

CRACKING THE CODE

Kilowatt hours

A kilowatt hour is when you use a 1,000w (1kW) for an hour. A 60W bulb will use 60W in an hour that is 0.06kW/hr. If you leave a 3kw water heater on for an hour that is 3kW/hrs. If you want to work out how much electricity that is you need to multiply the kW/hrs by the unit price. If you leave the water heater on for an

hour and you pay 8.5p per unit – 3kW/hr x 8.5p = 25.5p for an hour. Also 1kWhr = 3.6MJ and 1W for an hour is 1Whr = 3,600 J, 860 calories or 3.41 Btu.

ENERGY-SAVING TIP

This is a simple one that I keep telling my son Benjamin – when you leave a room, turn the light off. The simplest things are often the most effective.

■ If you have a question, get in touch with Ed and Simon by e-mailing caroline.culot@archant.co.uk. To contact Ed Masters at Barnmasters, ring 01379 852111 or visit www.barnmasters.co.uk For Simon, either pop into his shop on Church Street, Harleston, ring 01379 854840 or visit www.allthingsgreener.co.uk