



£270,000
Asking Price

3 Bedrooms
1 Reception Rooms
1 Bathrooms

Moore Avenue, Norwich, Norfolk



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

A rare opportunity to purchase an extended 3-bedroom semi-detached bungalow with a square footage of 963 in this sought after location in Sprowston, blessed with its excellent local schooling, shops, public transport, road links (city, ring road and Broadland Northway) and an array of local amenities. Occupying a lovely generous rear garden, which approaches an overall plot of approximately 0.20 stms, the property offers excellence scope to further extend, and does require some improvement, yet does benefit from double glazing and gas central heating, as well as offering off road parking and single garage.

Viewing is most strongly recommended to appreciate this unique setting, the potential and the lovely rear garden.

Double glazed UPVC front door to

ENTRANCE LOBBY

Glazed panel door to

ENTRANCE HALL

Radiator. Doors to bedrooms (1, 2 and 3), kitchen and lounge.

LOUNGE

Fitted gas fire to brick fireplace with tiled hearth, radiator. Double glazed patio door to rear garden.

KITCHEN/DINING ROOM

Fitted comprising stainless steel double drainer sink unit with mixer tap inset to fitted work surfaces with base and eye level units, built-in stainless steel gas hob and electric oven, space for fridge, sealed unit double glazed windows to side and rear. Built-in cupboard. Door to Shower room. Door to side entrance lobby.

SHOWER ROOM

Shower cubicle with mains shower, vanity mounted wash hand basin, WC, radiator, sealed unit double glazed window to rear.

SIDE ENTRANCE LOBBY

Radiator, plumbing for automatic washing machine, sealed unit double glazed window to side. Double glazed UPVC door to rear garden.

CLOAKROOM

Suite comprising pedestal wash hand basin, WC, radiator, tiled walls, sealed unit double glazed window to rear.



BEDROOM 1

Radiator, sealed unit double glazed window to front.
Built-in double wardrobes with cupboards over.

BEDROOM 2

Radiator, sealed unit double glazed window to front.

BEDROOM 3

Radiator, sealed unit double glazed window to side.

OUTSIDE

Enclosed front garden, concreted driveway and turning area with driveway, leading onto the side and onto a Single Garage.

The larger than average rear garden offers an amazing space which is a haven for nature and offers excellent scope for the keen gardener. Laid to lawn across the majority and divided into two sections, it features fruit trees, fruit canes, paved patio area, greenhouse and workshop.

It offers excellent scope to further extend the existing accommodation for the property (subject to planning permission).

EPC Rating:

D

Council Tax:

Band C

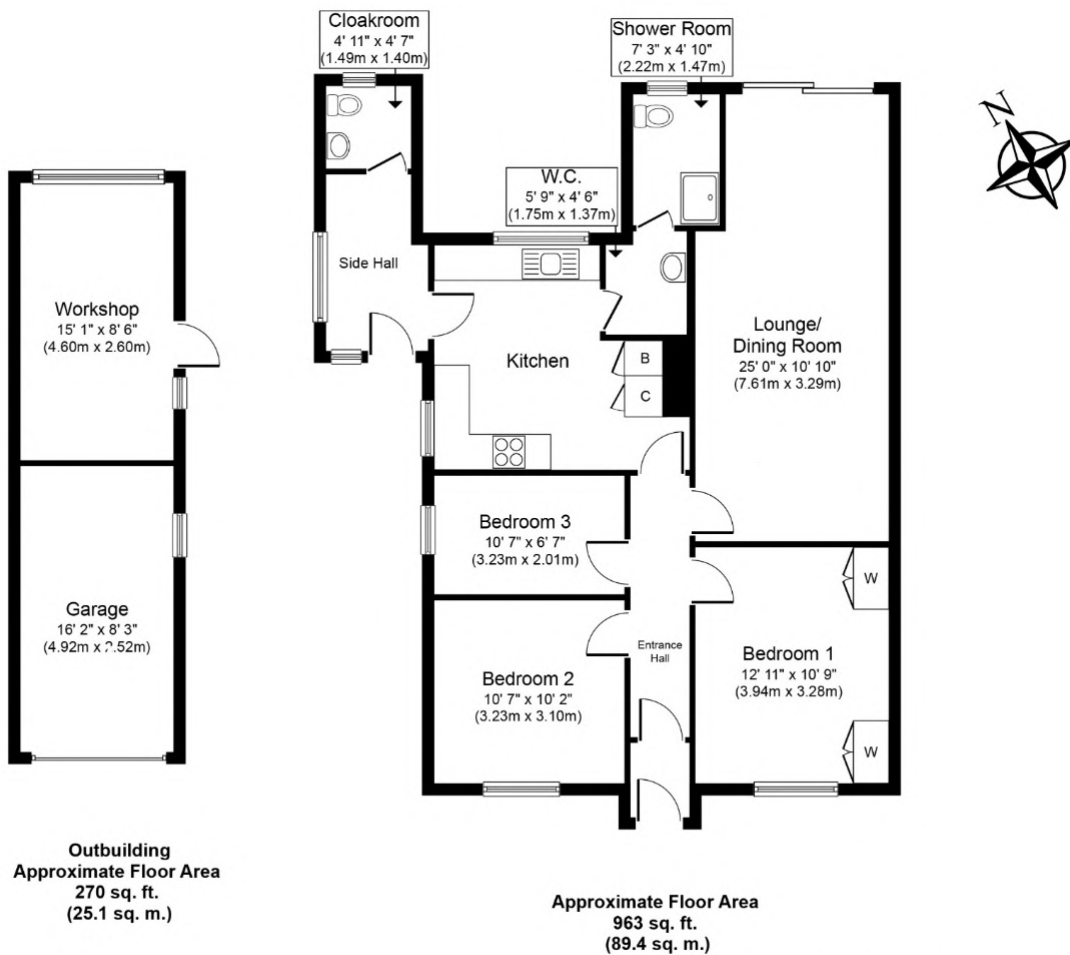
Local Authority:

Broadland District Council

Tenure:

Freehold





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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