



The Avenues
Norwich, NR2 3QR
Guide price £650,000

claxtonbird
residential

The Avenues, Norwich, NR2 3QR

Welcome to this charming semi-detached house located in the desirable area of The Avenues in Norwich. This property boasts two reception rooms, three bedrooms, and two bathrooms, providing ample space for comfortable living. This house exudes character and history while offering modern amenities for contemporary living. The open plan family room is perfect for those who enjoy a seamless flow between living spaces, ideal for entertaining guests or spending quality time with family. One of the standout features of this property is the very generous garden, providing a tranquil outdoor space for relaxation, gardening, or outdoor activities. With parking available for up to three vehicles, convenience is at your doorstep. Situated in a highly sought-after location within the catchment area for local schools, this property offers not just a beautiful home, but also a promising investment in your family's future. Don't miss the opportunity to make this house your home and enjoy the best of Norwich living in this lovely abode.

Entrance Porch

Door to:

Entrance Hall

Spacious entrance hall with stairs to the first floor with built in under stairs cupboard, built in airing cupboard, radiator.

Shower Room

Fully tiled and with suite comprising of large walk in shower, pedestal hand wash basin and W.C, underfloor heating and two velux windows.

Sitting Room 14'2" x 12'10" (4.32m x 3.91m)

A beautiful reception room with feature living flame coal effect gas fire with decorative tiled surround, oak flooring, picture rail, replacement double glazed windows to the front.

Kitchen 12'4" x 10'10" (3.76m x 3.30m)

The modern contemporary kitchen is fitted with a range of colour coordinated base and eye level units with work surfaces over, freestanding electric range, built in fridge/freezer and dishwasher, inset stainless steel sink unit.

Utility Room 11'3" x 5'9" (3.43m x 1.75m)

Fitted with base units with work surfaces over, inset twin bowl sink unit, space and plumbing for washing machine, wall mounted gas central heating boiler, double glazed window to the side.

Open Plan Dining/Family Area 24'3" x 10'5" (7.39m x 3.18m)

Underfloor heating, full glass rear to the garden with double French doors and three velux windows, allowing an abundance of natural light.

First Floor landing

Window to the side, doors to bedrooms one and two and bathroom and door opening to stairs leading to second floor bedroom.

Bedroom One 18'1" x 9'8" (5.51m x 2.95m)

Radiator and two double glazed windows to the rear.

Bedroom Two 14'2" x 11'6" (4.32m x 3.51m)

Built in storage cupboard, radiator and double glazed window to the front.

Bathroom

With modern white suite comprising of bath with mixer tap, pedestal hand wash basin and W.C. Radiator and double glazed window to the side.

Second Floor Bedroom 12'7" + study recess x 11'6" (3.84m + study recess x 3.51m)

Ample eaves storage, radiator and velux windows to front and side and window to the rear overlooking the rear garden.

Outside

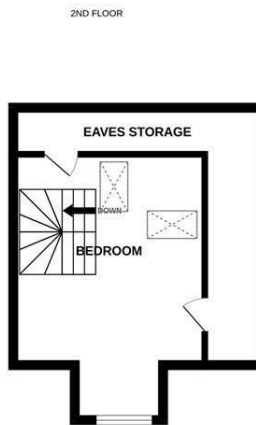
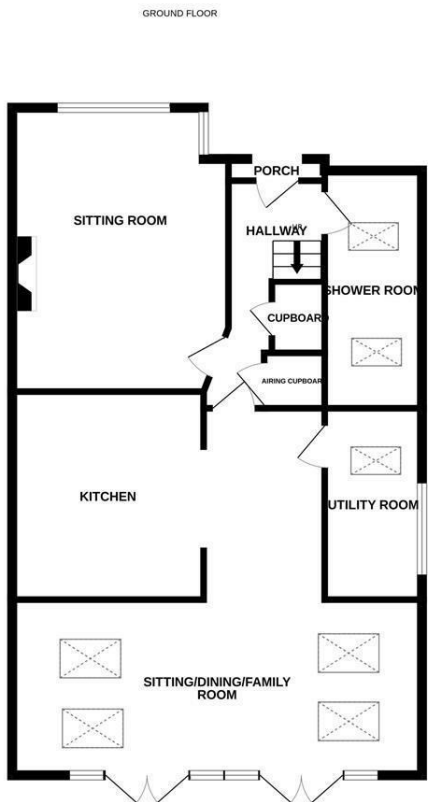
To the front of the property is a spacious driveway providing off road parking for several vehicles.

The garden to rear measures in excess of 120' (stms) and has generous lawned areas, patio for entertaining and numerous raised vegetable beds, enclosed with fencing and stocked with numerous trees, plants and shrubs.

Agents Note

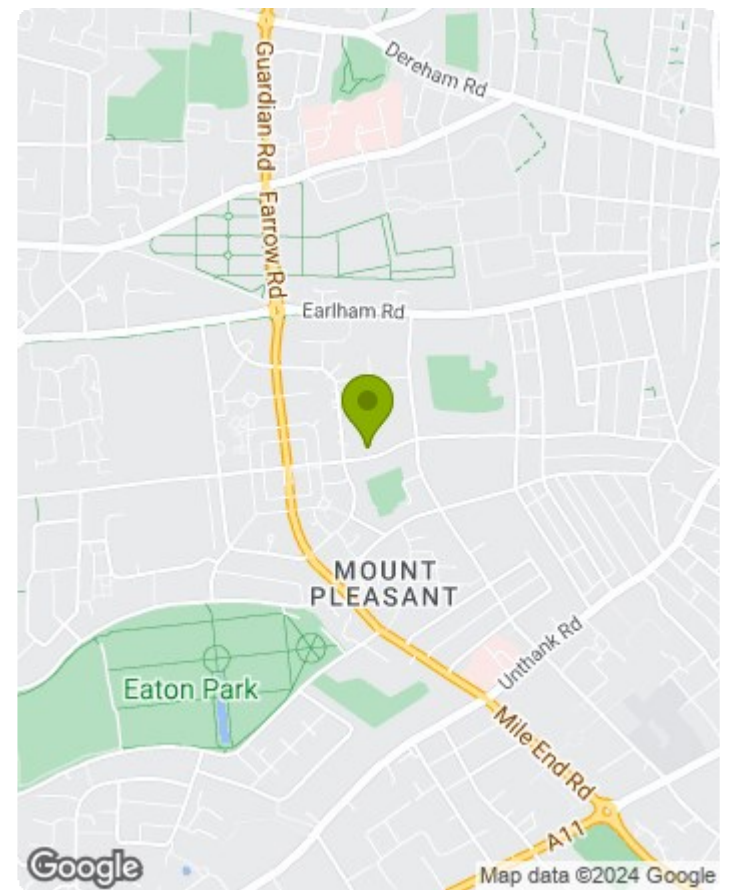
Council Tax Band C





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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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