



**Brian Avenue**  
**Norwich, NR1 2PH**  
**Guide Price £425,000 - £450,000**

**claxtonbird**  
residential

## Brian Avenue, Norwich, NR1 2PH

\*\*\* Guide Price £425,000 - £450,000 \*\*\* Nestled in a sought after residential location, this delightful semi-detached house on Brian Avenue offers comfortable and spacious living. The accommodation is offered in excellent decorative order throughout, comprising an entrance hall, cloakroom, sitting room, dining room and kitchen to the ground floor, whilst to the first floor there are three bedrooms and a well-appointed family bathroom. The property comes with the added bonus of having planning permission in place, providing you with the exciting opportunity for development and improvement. Externally, there is a delightful 80ft rear garden (stms), providing an ideal outdoor space for simply relaxing or hosting during the summer months. Conveniently located within walking distance to the city centre, this property offers easy access to a range of local amenities, making everyday living a breeze. We highly recommend viewing this property at your earliest convenience to avoid any disappointment.

### Entrance Hall

Welcoming entrance hall with entrance door, stairs to first floor and generous under stairs storage cupboard.

### Cloakroom

White suite comprising WC, and double glazed window to side aspect.

### Sitting Room 13'0 x 11'7 + bay (3.96m x 3.53m + bay)

Upvc double glazed bay window to front aspect, feature living flame coal effect gas fire, picture rail and radiator.

### Dining Room 12'5 x 11'6 (3.78m x 3.51m)

Feature living flame coal effect gas fire, radiator and patio doors leading out to the garden.

### Kitchen 8'9 x 8'4 (2.67m x 2.54m)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset stainless steel sink unit, built in electric oven with gas hob, built in dishwasher, plumbing for washing machine, double glazed window to rear aspect and door to side.

### First Floor Landing

Double glazed window to side aspect and loft access.

### Bedroom One 13'0 x 11'6 + bay (3.96m x 3.51m + bay)

Double glazed window to front aspect, three double fitted wardrobes, picture rail and radiator.

### Bedroom Two 12'5 x 11'6 (3.78m x 3.51m)

Double glazed window to rear aspect, built in double wardrobe and radiator.

### Bedroom Three 8'10 x 8'5 (2.69m x 2.57m)

Double glazed window to rear aspect and radiator.

### Bathroom

White suite comprising panelled bath with electric shower over, pedestal wash hand basin, WC, tiled splash backs, radiator and double glazed window to side aspect.

### Front Garden

Driveway providing off road parking with shrub beds and borders. The current owners have recently added additional paving to provide further parking.

### Rear Garden

Substantial mature garden, measuring in the region of 80 ft (stms), comprising a generous well maintained lawned area with shrub borders, large patio area, timber shed and outside tap.

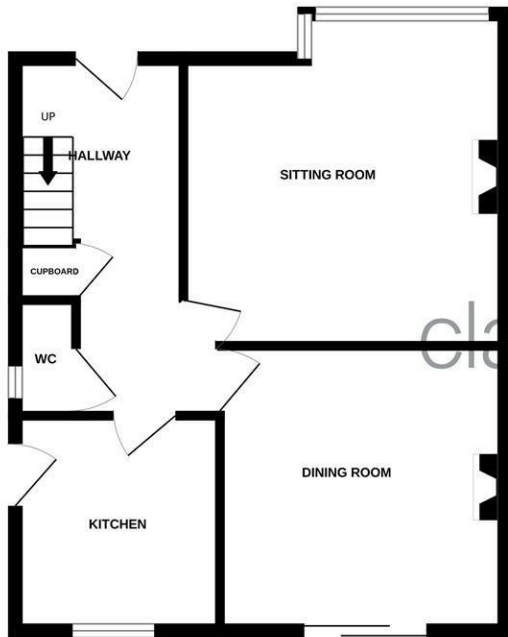
### Agents Note

Council Tax Band C

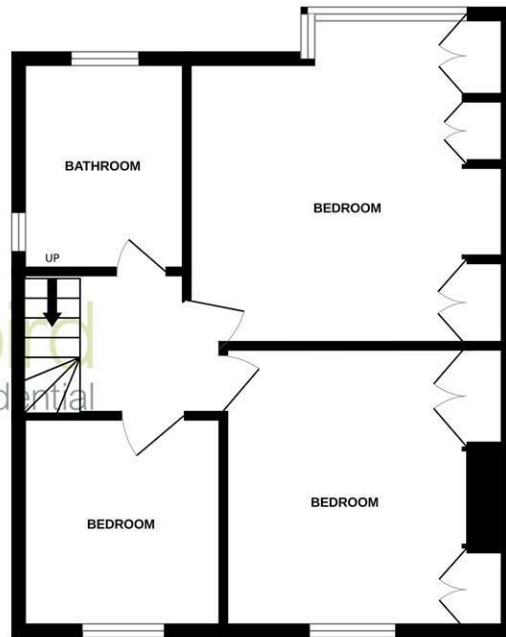
EPC Rating D



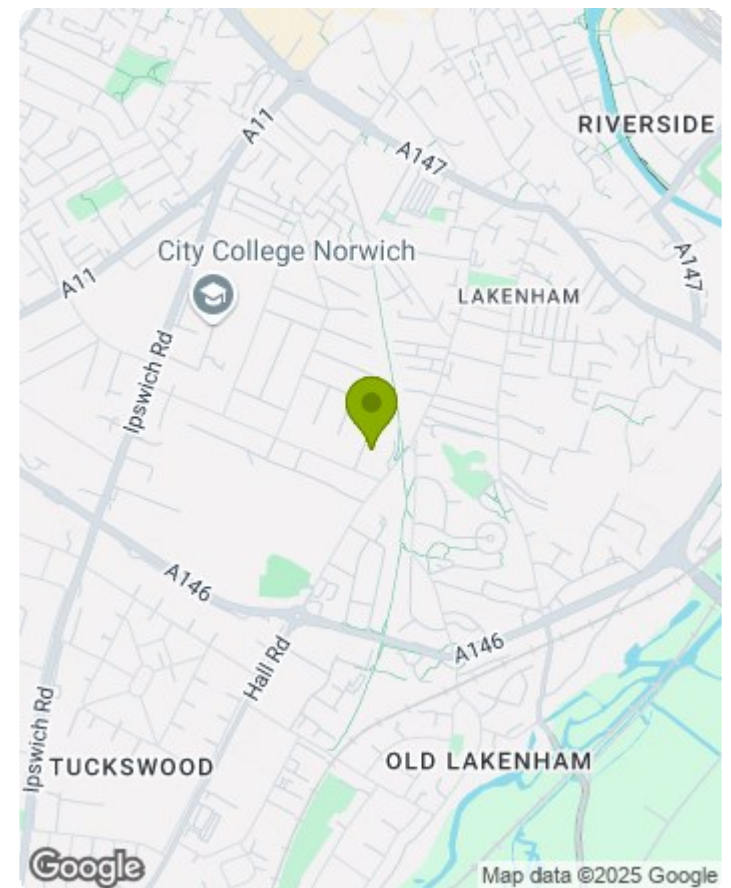
GROUND FLOOR



1ST FLOOR



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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>64</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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- 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.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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