



**Brian Avenue**  
**Norwich, NR1 2PH**  
**Guide Price £550,000 - £575,000**

**claxtonbird**  
residential

## Brian Avenue, Norwich, NR1 2PH

\*\*\* Guide Price £550,000 - £575,000 \*\*\* Welcome to Brian Avenue, Norwich, - a charming location for this recently extended and renovated three-bedroom semi-detached house.

Situated on a picturesque tree-lined street, this property offers a perfect blend of modern living and traditional charm.

The property's stand out feature is its extended open-plan kitchen and dining/living area that over looks the garden, boasting built-in appliances, stunning lantern skylights and bi-folding doors that floods the space with natural light. The addition of the bay fronted sitting room at the front of the house is then a cosy retreat in the evenings.

With three well-appointed bedrooms, there is plenty of room for a growing family or for those who enjoy having a home office or guest room. The property also offers a recently fitted bathroom and a convenient ground floor shower room - perfect for busy mornings.

In addition to its aesthetic appeal, this house is also practical, with a gas central heating system, double glazing and a utility room adds to the convenience.

Outside there is driveway parking and a very well proportioned West facing rear garden with Indian sandstone patio.

### Entrance Hall

Feature stained glass entrance door, under stairs storage cupboard, picture rail, boarded ceiling, wood effect floor, stairs to first floor and radiator.

### Sitting Room 14'7" max x 13'0"ax (4.47m max x 3.97max)

Double glazed bay window to front aspect, gas fireplace with wood surround, picture rail, boarded ceiling, and radiator.

### Family Room 12'4" x 11'5" max (3.78m x 3.48m max)

Wood effect floor, radiator and fully open plan to the extended kitchen/dining room.

### Open Plan Kitchen/Dining Room 23'7" x 13'3" (7.20m x 4.04m)

Kitchen area is fully fitted with a range of wall and base units with quartz worktop and upstand over, central island with breakfast bar seating and feature lantern skylight above, built in double oven, induction hob with extractor above, sink drainer with mixer tap, built in fridge, built in dishwasher, space for American style fridge freezer, wood effect floor, spot lights and double glazed window over looking the garden.

Dining Area has ample space for dining table and chairs with feature sky light above, spot lights, wood effect floor, radiator and bi-folding double glazed doors leading to the garden.

### Utility Room 9'5" x 8'4" (2.88m x 2.56m)

Wall and base units with quartz worktop and upstand over, sink with mixer tap, space for washing machine and tumble dryer, spot lights, extractor fan, wall mounted central heating boiler in wall cupboard, radiator, double glazed window to side and double glazed composite door leading to outside.

### Shower Room 8'2" x 4'3" (2.49m x 1.30m)

Double shower cubicle with inset shower, low level W.C, wash hand basin set in vanity unit, part tiled walls, spot lights, extractor fan, towel rail radiator and double glazed window to front aspect.

### First Floor Landing

Stairs from entrance hall, picture rail, boarded ceiling, double glazed window to side aspect and loft access.

### Bedroom 14'7" max into bay x 13'0" max (4.47m max into bay x 3.98m max)

Double glazed bay window to front aspect, picture rail, boarded ceiling and radiator.

### Bedroom 12'5" x 11'5" max (3.81m x 3.50m max)

Double glazed window to rear aspect, picture rail, boarded ceiling and radiator.

### Bedroom 9'4" max x 8'5" (2.87m max x 2.59m)

Double glazed window to rear aspect, storage cupboard, picture rail, boarded ceiling and radiator.

### Family Bathroom 7'7" x 6'9" (2.33m x 2.07m)

Four piece bathroom suite comprising bath with mixer and shower attachment, separate shower cubicle with inset shower, wash hand basin in vanity unit with mixer tap, low level W.C, spot lights, towel rail radiator and double glazed window to front aspect.

### Front Garden & Driveway

Feature block paved driveway parking for two cars, shrub border and walled frontage. Gated access to the side of the house that leads to the rear garden.

### Rear Garden

West facing enclosed rear garden which is mainly laid to lawn. Indian sandstone patio with ample space for outdoor table and chairs, variety of flower and shrub borders, outside lights and double socket, storage shed and enclosed by fencing. The side of the property gives gated access to the front and door to utility room, further wall lights, tap and double socket.

### Agents Note

Council Tax Band - C

The current owners have informed us they re-roofed the property in 2011 which included fascia, soffits & guttering.

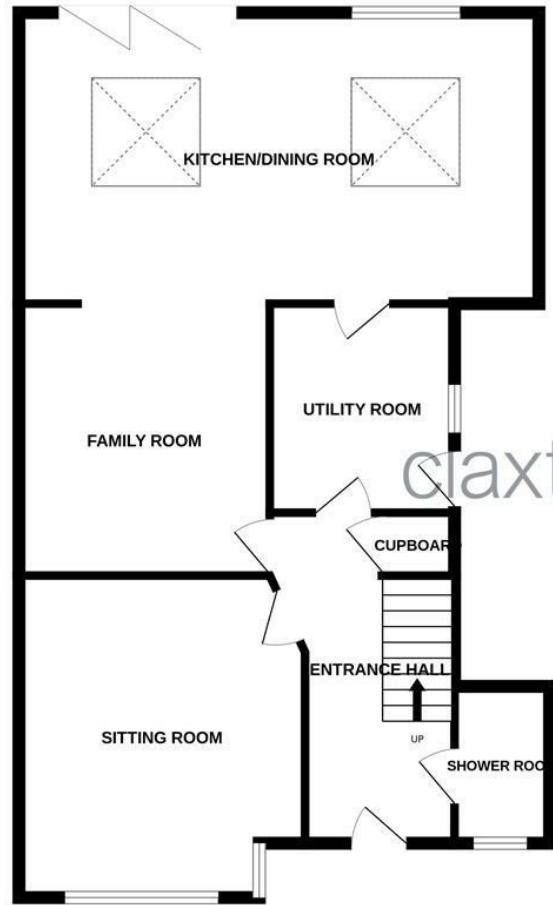
The extension was completed in 2023

New electrical wiring as part of the extension included a new RCD board.

New central heating boiler installed in 2018.



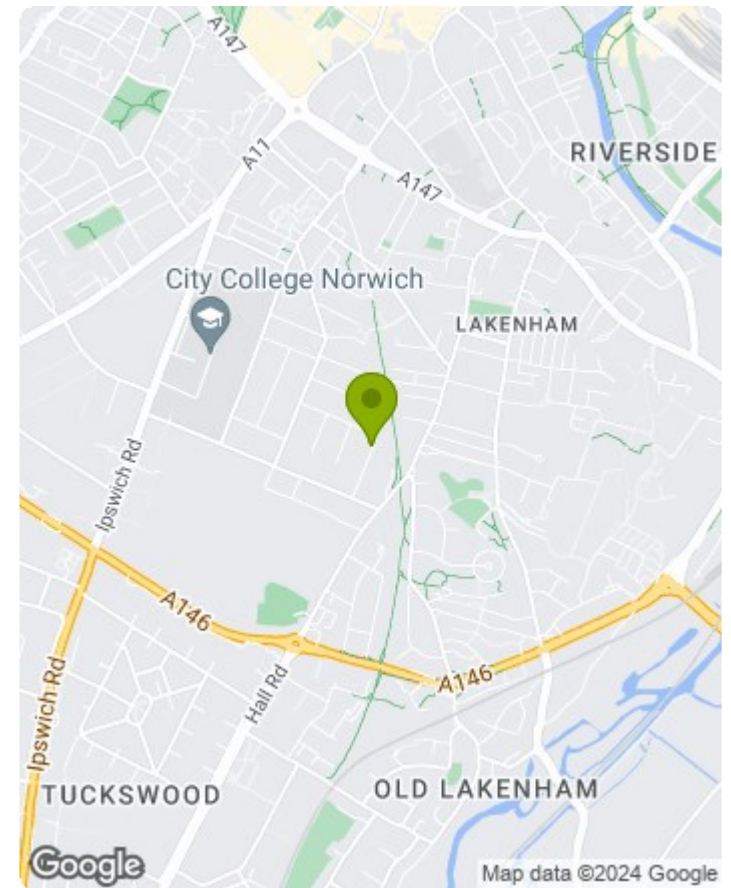
GROUND FLOOR



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) 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			
		EU Directive 2002/91/EC	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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		EU Directive 2002/91/EC	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.
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