



Links Avenue, Norwich NR6 5PG

welcome to

Links Avenue, Norwich

Guide Price £290,000-£300,000 Planning permission is granted for a flat roof rear extension under Broadland council reference (2024/0171). A viewing is highly recommended to fully appreciate this lovingly cared for home which is ideal for second home movers with scope for extended families!



Accommodation

Located within the heart of Hellesdon a suburb to the north side of Norwich city and is within easy reach of many local facilities and amenities, is this three-bedroom semi-detached house, ideal for families!

Internally to the ground floor, the accommodation comprises of entrance hall, leading to living room, inner lobby, kitchen/dining room, and bathroom, all with plenty of natural light being given. This is complemented to the first floor with three bedrooms off the landing. Externally to the front of the property is a driveway providing ample off-road parking, and this is complemented by the rear garden, which is mainly laid to lawn with a patio area, summer house and well-established bushes and shrubs.

Properties like this are in high demand, therefore a full and early internal inspection is highly recommended!

Entrance Hall

External entrance door to front aspect, radiator and opening to living room.

Living Room

17' 2" x 12' 2" Max (5.23m x 3.71m Max)
Upvc double glazed window to front aspect, wood effect floor, radiator and original fireplace. Door opening to inner lobby and further door opening to kitchen/dining room.

Inner Lobby

Giving access to bathroom and understairs cupboard.

Bathroom

Suite comprising bath with shower over, wash hand basin, wc and upvc double glazed window to side aspect.

Kitchen/Dining Room

18' 1" x 10' 6" Max (5.51m x 3.20m Max)
Upvc double glazed window to rear aspect, a range of wall and base units with work surfaces over, electric over with four ring gas hob, breakfast bar, and upvc double glazed door to side aspect.

First Floor Landing

Giving access to all three bedrooms

Bedroom One

12' 3" x 10' 10" (3.73m x 3.30m)
Upvc double glazed window to front aspect, radiator and built in cupboard.

Bedroom Two

10' x 8' 1" (3.05m x 2.46m)
Upvc double glazed window to rear aspect and radiator.

Bedroom Three

7' 2" x 7' (2.18m x 2.13m)
Upvc double glazed window to rear aspect and radiator.

Outside

To the front of the property a driveway can be found with an array of established bushes and shrubs. This is complemented by the rear garden which is mainly laid to lawn, with patio space and a summer house.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Links Avenue, Norwich

- ****GUIDE PRICE £290,000 - £300,000****
- Semi Detached House
- Three Bedrooms
- Mature & Established Enclosed Rear Garden
- Driveway Providing Ample Off-Road Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£290,000

directions to this property:

From the W H Brown office in Hellesdon, follow the Reepham road towards the city centre direction, and at the roundabout continue over onto Reepham Road and take the first turning on the right-hand side onto Links Avenue where the property can be found.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL101093 - 0005

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