



Hawthorne Avenue, Norwich NR6 6LF

welcome to

Hawthorne Avenue, Norwich

William H Brown are delighted to present this extended three-bedroom semi-detached bungalow, situated on a quiet road with easy access to local amenities and numerous schools. The property benefits from having the living accommodation flowing all the way to the rear, ideal for a growing family!



Accommodation

Situated to the Northwest of Norwich city centre. Hawthorne Avenue makes for a fantastic location given the short distance to Norwich city centre and local amenities including local shops, pubs, and various schools. The property itself would make for a perfect family home given the well-proportioned rooms and generous rear garden, ideal for raising children. The property benefits from being extended to the rear adding extra living space for entertaining and hosting friends and family.

Internally the accommodation comprises of; entrance hall, leading to all three bedrooms, bathroom, kitchen, dining room and the living room opening out to the rear garden. Externally to the front of the property is a shingle driveway for multiple cars and to the rear is a patio area leading to a garden mainly laid to lawn. Viewings are highly recommended not to miss out on this fantastic bungalow. Call us now to register your interest!

Entrance Hall

External entrance door to front aspect, leading to three bedrooms, dining room and bathroom.

Bedroom One

11' 9" x 9' 9" (3.58m x 2.97m)

Upvc double glazed bay fronted window, and radiator.

Bedroom Two

11' 4" x 10' 2" (3.45m x 3.10m)

Upvc double glazed window to front aspect, and radiator.

Bedroom Three

11' 3" x 8' 9" (3.43m x 2.67m)

Upvc double glazed window to rear aspect, and radiator.

Bathroom

Suite comprising bath with shower over, wc, wash hand basin, and radiator.

Dining Room

10' 8" x 9' 9" (3.25m x 2.97m)

Upvc double glazed window to side aspect, wood flooring, log burner, and store cupboard,

Kitchen

11' 2" x 14' Max (3.40m x 4.27m Max)

A range of wall and base units with work surfaces over, store cupboard, walk in pantry cupboard, tiled floor, stainless steel sink with mixer tap, radiator, plumbing for washing machine and dishwasher and free-standing oven with electric hob and upvc double glazed window to side aspect.

Living Room

14' 7" x 13' 9" (4.45m x 4.19m)

Wood effect flooring, log burner and upvc double glazed patio doors opening to rear garden.

Outside

To the rear of the property is an established, well-tended garden comprising of a patio area, leading onto lawn with various mature flower and shrubs beds, two sheds and raised decking with a covered patio, ideal for enjoying the summer months. This is complemented to the front of the property by a shingle driveway providing off-road parking and is enclosed in part by brick walling and panelled fencing. Double gates to the side elevation leads to the rear garden.



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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welcome to

Hawthorne Avenue, Norwich

- Extended Semi-Detached Bungalow
- Three Bedrooms One Of Which Is Bay Fronted
- Two Reception Rooms
- Generously Sized Enclosed Rear Garden
- Driveway Providing Ample Off-Road Parking

Tenure: Freehold EPC Rating: D

offers in excess of

£290,000



directions to this property:

From the William H Brown office in Hellesdon proceed along Reepham Road heading towards the city centre and at the roundabout proceed straight over to continue onto Reepham Road. Take the second left turn into Hawthorne Avenue where the property can be found identified by our William H Brown 'For Sale' board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL102965 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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