



Heather Avenue, Norwich NR6 6LU

welcome to

Heather Avenue, Norwich

W H Brown are delighted to present this well presented extended semi-detached property offering three bedrooms and is located within a maturing development to the north side of the city of Norwich and within easy reach of local facilities, schools, amenities, and bus transport links. View early!



Accommodation

Located within the heart of Hellesdon a suburb to the north side of Norwich City and is within easy reach of Norwich City centre, as well as many local facilities and amenities. Internally to the ground floor the accommodation comprises of entrance porch leading to hallway, further leading to living room, kitchen and dining room, and conservatory, all with plenty of natural light being given. This is complemented to the first floor with three bedrooms and shower room. Externally to the front of the property is a driveway providing off-road parking and this is complemented to the rear by a garden mainly laid to slab with some shrubs and plants. Properties like this are in high demand, therefore a full and early internal inspection is highly recommended.

Entrance Porch

External entrance door opening into porch with further internal door opening to hallway.

Hallway

Stairs rising to first floor landing, radiator and gives access to the living room and kitchen.

Dining Room

12' x 11' 8" Max (3.66m x 3.56m Max)
Parquet flooring, upvc double glazed window to front aspect, radiator and gas fire. Opening to living room.

Living Room

10' 10" x 10' 11" (3.30m x 3.33m)
Feature electric fire, radiator and internal window to rear aspect.

Kitchen

15' 11" x 12' 3" Max (4.85m x 3.73m Max)
Dual aspect upvc double glazed window to side and rear aspects, a range of wall and base units with work surfaces over, electric oven, and four ring electric hob, breakfast bar, and sink with mixer tap, space for fridge and plumbing for washing machine. Door opening to conservatory.

Conservatory

7' 4" x 7' 1" (2.24m x 2.16m)
Giving access to rear garden and upvc double glazed window to rear aspect.

First Floor Landing

Giving access to all three bedrooms and shower room.

Bedroom One

11' 1" x 11' 2" Max (3.38m x 3.40m Max)
Upvc double glazed window to front aspect, wardrobe, and carpeted flooring.

Bedroom Two

10' 11" x 11' 2" (3.33m x 3.40m)
Upvc double glazed window to rear aspect, radiator and airing cupboard.

Bedroom Three

6' 11" x 6' (2.11m x 1.83m)
Upvc double glazed window to rear aspect, and radiator. Perfect nursery/ home office.

Shower Room

Suite comprising shower cubical, wc, heated towel rail, wash hand basin upvc double glazed window to front aspect.

Outside

To the front of the property a driveway can be found with bushes and shrubs and further leads to the garage. This is complemented to the rear elevation by a garden which is mainly standing comprising of slabs, bedding areas, pergola, a garden shed, and is enclosed by panelled fencing.



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

Heather Avenue, Norwich

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Garage + Driveway Providing Off-Road Parking

Tenure: Freehold EPC Rating: E

offers in excess of

£260,000

directions to this property:

From the W H Brown office on Reepham Road, head towards the direction of Norwich city, and at the roundabout continue over onto the Reepham Road. Heather Avenue is the third left hand turning where the property can be found identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL102790 - 0004

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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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