



Links Avenue, Norwich NR6 5PQ

welcome to

Links Avenue, Norwich

We are pleased to welcome to the market this stunning three-bedroom semi-detached property, set within the heart of well-regarded Hellesdon and close to local amenities, schools for all ages, as well as great transport links to the city of Norwich and nearby Norwich International Airport. View now!



Accommodation

****VIEWING IS A MUST **** Located within the heart of Hellesdon a suburb to the north side of Norwich City and easy reach of Norwich International Airport, as well as many local facilities and amenities is this semi-detached house.

Internally to the ground floor the accommodation comprises of; entrance hall leading to lounge room, kitchen, and dining room, all with plenty of natural light being given. This is complemented to the first floor by landing area which gives access to three bedrooms and family shower room. Via the third bedroom, a well thought out loft room can be accessed which is a versatile space with a plethora of uses. Externally to the front of the property is a spacious brick-weave driveway with room for multiple cars. This is complemented to the rear elevation by a well thought out garden which is established with summer house and outbuildings all with power.

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

Entrance Hall

Upvc double glazed external entrance door to front aspect, upvc double glazed window to side aspect, radiator, stairs rising to first floor landing and gives access to the lounge and kitchen.

Lounge

23' 11" + bay x 10' 10" Max (7.29m + bay x 3.30m Max) Solid oak flooring, upvc double glazed bay fronted window, three radiators and double doors opening to garden room.

Dining Room

15' 11" Max x 9' 4" (4.85m Max x 2.84m) Currently used as a dining room with warm roof and underfloor heating, and upvc double glazed rear aspect doors opening to garden.

Kitchen

9' 6" x 7' 10" (2.90m x 2.39m)

A range of modern fitted wall and based units with work surfaces over, upvc double glazed window to side aspect, 1 ½ bowl sink with mixer tap, space for range style cooker, and wall mounted gas fired central heating boiler.

First Floor Landing

Giving access to three bedroom and bathroom.

Bedroom One

12' 1" x 11' into door recess (3.68m x 3.35m into door recess)

Upvc double glazed window to front aspect, built in wardrobe and storage cupboard, and radiator.

Bedroom Two

11' into door recess x 9' 9" (3.35m into door recess x 2.97m)

Upvc double glazed window to rear aspect and radiator.

Bedroom Three

9' 7" x 8' 4" (2.92m x 2.54m)

Upvc double glazed window to front aspect, radiator and door giving access to stairs that lead to loft room.

Shower Room

Suite comprising double shower cubical, wash hand basin, wc, heated towel rail, tiled flooring and dual aspect upvc double glazed windows to side and rear.

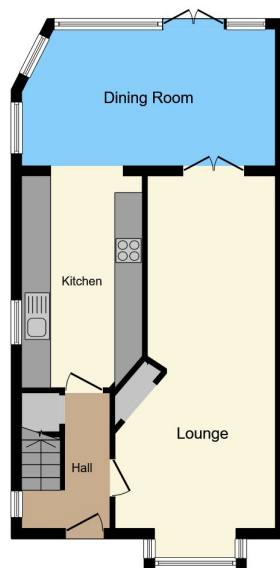
Loft Room

17' 3" Max x 11' (5.26m Max x 3.35m)

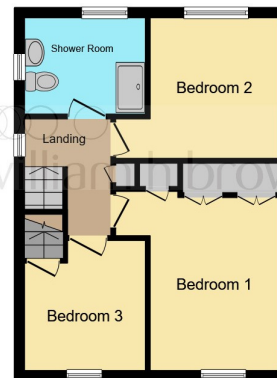
Velux window, radiator and eaves storage.

Outside

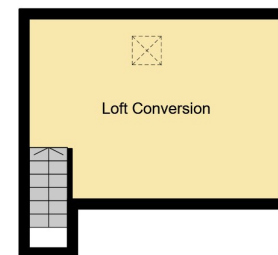
To the front of the property a brick-weave drive can be found with side access to the rear garden. At the rear a well-maintained garden can be found with patio and lawned space, an outbuilding with power as well as a summer house with delightful patio area, ideal for enjoying the summer months.



Ground Floor



First Floor



Second Floor

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

Links Avenue, Norwich

- Semi Detached House
- Three Bedrooms + Loft Room
- Bay Fronted Lounge
- Dining Room With Under-Floor Heating
- Brick-Weave Driveway Providing Ample Off-Road Parking

Tenure: Freehold EPC Rating: D

offers in excess of

£325,000

directions to this property:

From the W H Brown office in Hellesdon follow the Reepham Road towards the direction of Norwich city, continue over the roundabout also Reepham Road and the first right hand turn is Links Avenue 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:
HEL103085 - 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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