









welcome to

Bramble Avenue, Norwich

Nestled in the highly sought-after area of Hellesdon, this charming detached three-bedroom bungalow presents an exceptional opportunity for those seeking comfortable single-level living in a prime location. Step inside to discover a welcoming and practical layout.













Accommodation

Nestled within the highly sought-after location of Hellesdon, this delightful detached three-bedroom bungalow presents an exceptional opportunity for an idyllic lifestyle. Boasting the modern comfort of gas central heating throughout. The property features a generously proportioned and spacious living room, perfect for relaxation and family gatherings. Internally, the accommodation comprises of three bedrooms, including two comfortable double rooms, and further offering ample space and versatility.

The true heart of this home is its exceptional kitchen, a culinary dream, complete with a stylish island that serves as both a practical workspace and a welcoming hub for casual dining. Stepping outside, you'll discover a beautifully maintained, south-west facing rear garden. This sun-drenched oasis is thoughtfully designed with an array of mature shrubs, providing vibrant colour and privacy, alongside a generous patio area, the perfect setting for alfresco dining and entertaining guests on warm evenings.

Entrance Hall

External entrance door opening to hallway, with upvc double glazed window to front aspect, and giving access to living room, two bedrooms, dining room, bathroom and kitchen. Furthermore, a storage cupboard can be found.

Bedroom One

12' x 11' 5" (3.66m x 3.48m)

Upvc double glazed window to front aspect, built in wardrobes, radiator and carpeting.

Bedroom Two

12' x 7' (3.66m x 2.13m)

Upvc double glazed window to side aspect, radiator and carpeting.

Living Room

15' 11" x 12' 11" (4.85m x 3.94m) Upvc double glazed window to front aspect, carpeted and radiator,

Bedroom Three/Dining Room

11' x 8' 10" (3.35m x 2.69m)

This is the third bedroom but currently used as a dining room, upvc double glazed window to rear aspect, carpeting and radiator.

Bathroom

Suite comprising p-shaped bath with shower over, wash hand basin, fully tiled from floor to ceiling, tiled flooring, centrally heated towel rail, wc, and upvc double glazed window to rear aspect.

Kitchen

12' 11" x 11' Max (3.94m x 3.35m Max)

A range of wall and base units with work surfaces over, island with built in storage, induction hob, and integrated oven and microwave, space for fridge freezer, radiator, tiled flooring, stainless steel sink and upvc double glazed window to rear aspect, door to utility room.

Utility Room

7' 8" x 6' 4" into door recess (2.34m x 1.93m into door recess)

Plumbing for washing machine, work surface, space for tumble dryer, tiled flooring, upvc double glazed window to side aspect and double-glazed sliding door to rear garden. Door into wc and garage.

Wc

Suite comprising tiled flooring, wash hand basin and wc.

Garage

17' x 8' 4" (5.18m x 2.54m)

With power, lighting, fuse board, gas box and door.



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 particular to the particular and the particular an





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Bramble Avenue, Norwich

- Garage and Ample Parking To Front
- Exceptional Condition Throughout
- Generous Garden To Rear
- Two Double Bedrooms
- Highly Sought After Location Of Hellesdon

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

directions to this property:

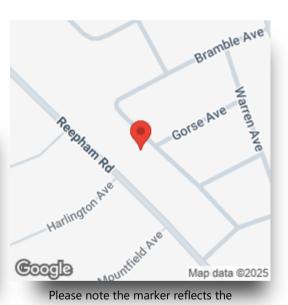
From the W H Brown office in Hellesdon proceed in the direction of Norwich city along the Reepham Road. Continue over the roundabout onto Reepham Road and take the third left-hand turn into Heather Avenue and then take the first left-hand turn into Bramble Avenue where the property can be found identified by our W H Brown for sale board.

£350,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL103340



Property Ref: HEL103340 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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