



Links Avenue, Norwich - NR6 5PE





## Links Avenue

Norwich

**VENDOR FOUND!** Situated in this ever popular North City location is a MODERNISED and EXTENDED SEMI-DETACHED house offered in brilliant decorative order throughout and offering over 1200 Sq. Ft of living accommodation (stms) including a bespoke built GARDEN ROOM/LODGE and AMPLE OFF ROAD PARKING to the front. Internally, THREE RECEPTION ROOMS include the family room, SNUG SITTING ROOM with WOODBURNER and the feature 26' OPEN PLAN living space featuring a KITCHEN ISLAND, integrated appliances and BI-FOLDING DOORS backing into the rear garden perfectly blending the internal and external spaces. Just off from the kitchen a UTILITY ROOM and useful WC can be found with integral access into the BRICK GARAGE. Off from the landing THREE BEDROOMS can be found on the first floor alongside a NEWLY FITTED, MODERN bathroom suite where the double bedrooms both offer BUILT-IN wardrobes. Externally, the garden has been MANICURED to offer an attractive area with multiple outbuildings as well as the garden room at the very rear.





- Semi-Detached House
- Extended Accommodation To Offer 1223 Sq. Ft In Total (stms)
- 26' Open Plan Main Living Space With Bi-Folding Doors
- Three Reception Rooms Plus Garden Room/Lodge
- Three Bedrooms
- Modern Family Bathroom & Separate WC
- Manicured & Welcoming Rear Garden
- Driveway & Garage

Council Tax band: C

Tenure: Freehold

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.



## SETTING THE SCENE

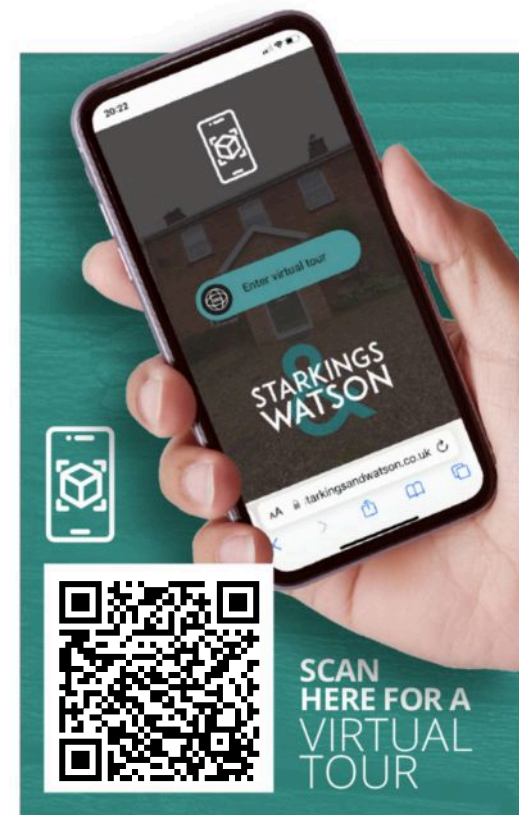
The property is set back from the street and made private with a low level brick wall featuring a colourful mature hedge creating privacy and vibrancy to the front of the home where the opening gives way to a flagstone and shingle driveway suitable for the parking of multiple vehicles in front of the garage and main front access door.

## THE GRAND TOUR

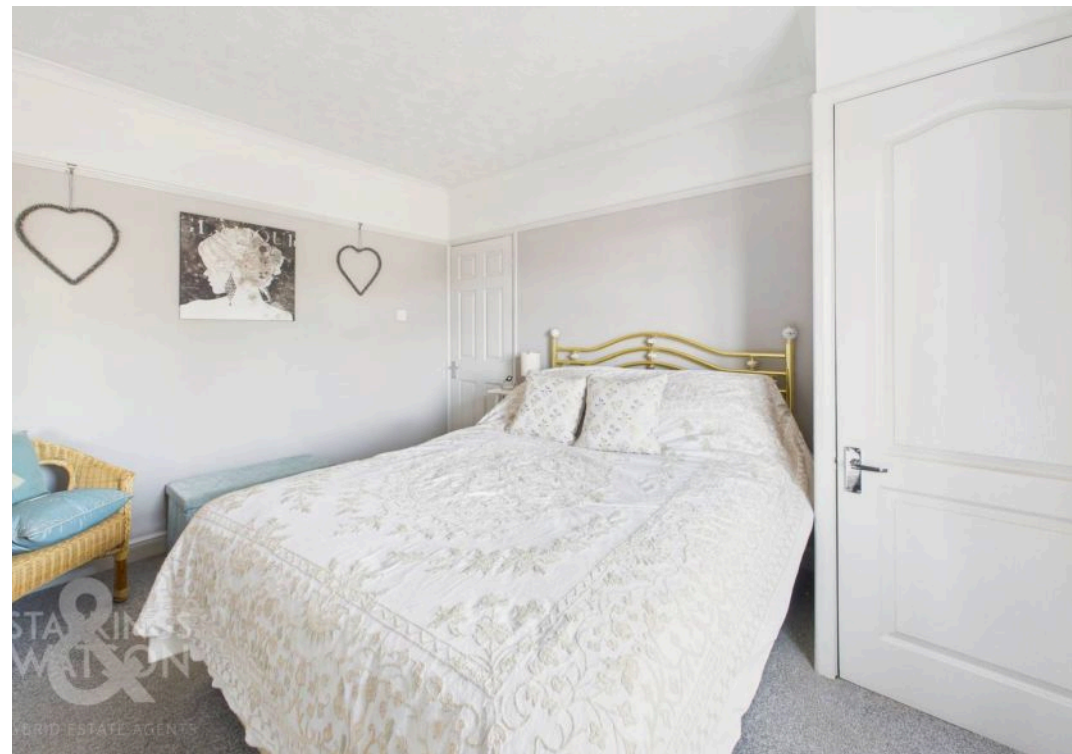
Once inside all hard wearing wooden flooring lines the floor throughout the majority of the living accommodation and the open lobby allows for coats and shoes to be slipped off before heading into the home. Stairs for the first floor can be found to your left with handy built in storage cupboard fitted underneath. Sitting adjacent to this is the sitting room where the space has been fitted with all carpeted flooring and tasteful décor featuring picture rails on the walls with low level radiator underneath the newly installed uPVC double glaze windows. Stepping beyond the stairs you will enter the main living area of the home. A brilliantly done and well finished 26' open plan living area initially offering the kitchen space with a wide range of wall and base mounted storage units giving way to integrated appliances including an dual eye level ovens with hob and extraction above reaching back towards a central kitchen island with dishwasher and inset sink where the work surfaces extend back to offer breakfast bar seating, the ideal space for hosting family and friends. The extension continues back with Velux windows fitted in the ceiling and a dual facing aspect topped off with bi-folding doors at the very rear allowing natural light to flood into this living space. Through from the modern extension is a snug sitting room also accessed from the hallway. This space creates a quieter and cosier setting to enjoy where a woodburner has been fitted with slate hearth. Just off from the kitchen in the opposite direction behind the garage is a utility room where plumbing can be found for a washing machine and tumble dryer with useful WC next door and internal access door taking into the garage

meaning a possible conversion in time would be possible to extend on the living space (stp).

The first floor landing splits to allow access into all three bedrooms within the property as well as the three piece family bathroom suite fitted with a tasteful and modern décor featuring a rainfall shower head and glass screen mounted over the bath, predominantly tiled surround with vanity storage and heated towel. The smaller of the two bedrooms comes at the front of the home fitted with all carpeted flooring and uPVC window to the front, this room could easily accommodate a single bed or would make the ideal nursery if desired. Two double bedrooms sit towards the opposite side of the property with the slightly smaller also coming towards the front of the home with all carpeted flooring leaving ample space for a double bed and additional storage solutions with two built in wardrobes in the recesses either side of the chimney breast whilst the slightly larger of the rooms sits towards the rear with views into the rear garden again offering dual built in wardrobes with large carpeted floor space leaving ample room for a double bed and additional soft furnishings.











## THE GREAT OUTDOORS

Exiting via the bi-folding doors you will find yourself within an attractive and well maintained garden where a flagstone patio initially greets you creating the ideal space to sit and enjoy the summer sunshine whilst manicured lawns reach back to the very rear of the home. Colourful planting borders adorn each side of the lawn with a flagstone walkway taking you to the very rear as well. Passing one of the bespoke built timber sheds you will find yourself at a timber cabin at the very rear of the property offering additional storage to the left and a extremely versatile sitting space at the very rear with French doors opening into the garden creating the ideal space for an external entertainment area, external home office or kids playroom.

## FIND US

Postcode : NR6 5PE

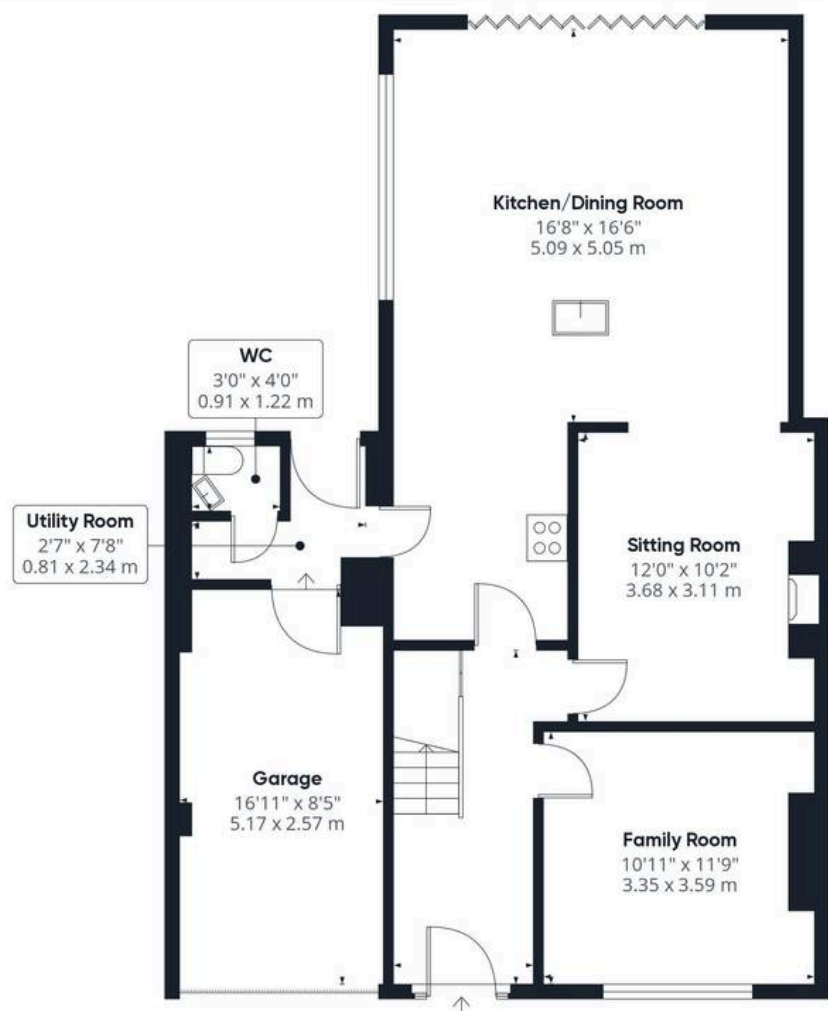
What3Words : [///cloak.jelly.fades](#)

## VIRTUAL TOUR

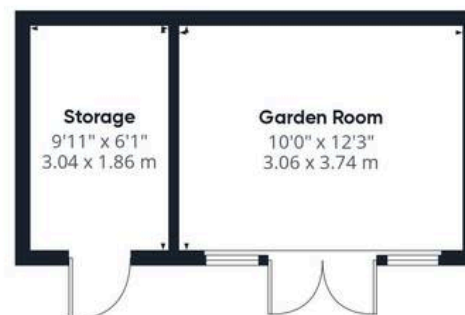
View our virtual tour for a full 360 degree of the interior of the property







**Ground Floor Building 1**



**Ground Floor Building 2**



**Floor 1 Building 1**

**Approximate total area<sup>(1)</sup>**

1223 ft<sup>2</sup>

113.62 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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