



**Avenue Road, Norwich NR2 3HW**

**welcome to**

**Avenue Road, Norwich**

\*\*\*ELEVATED FROM THE ROAD THIS CHARMING VICTORIAN HOME OFFERS MORE ACCOMMODATION THAN MEETS THE EYE\*\*\* Offered with no onward chain this period home has three bedrooms, complemented by four bathrooms, internal viewing is highly recommended!



### **Lounge**

11' 3" plus bay x 11' 9" ( 3.43m plus bay x 3.58m )

Bay fronted room with double glazed windows to front aspect, picture rail, cornice, radiator, door to inner lobby;

### **Inner Lobby**

Door from lounge, stairs to first floor landing, door to dining room;

### **Dining Room**

11' 3" x 11' 9" ( 3.43m x 3.58m )

Double glazed window to rear aspect, under stairs cupboard housing gas meter, electric meter and fuse board, picture rail, door to kitchen;

### **Kitchen**

9' x 6' 4" ( 2.74m x 1.93m )

Double glazed window to side aspect, modern fitted kitchen comprising a range of wall and base units, work surfaces over, inset ceramic sink and drainer, electric oven, ceramic hob, stainless steel and glass cooker hood over, integrated washing machine and dryer, space for fridge / freezer, laminate flooring, double glazed door to side aspect leading to garden, door to shower room;

### **Shower Room**

Modern white suite comprising shower cubicle with mains fed shower, low level wc, wash hand basin, extractor fan, vinyl flooring.

### **Landing**

Stairs leading from inner lobby to first floor landing, doors leading to bedrooms one and two;

### **Bedroom One**

11' 3" x 11' 9" max ( 3.43m x 3.58m max )

Double glazed window to rear aspect, radiator, door to dressing room leading onto en suite bathroom;

### **Dressing Room**

4' 8" x 6' 4" ( 1.42m x 1.93m )

Door from bedroom, radiator, door to en suite bathroom;

### **En Suite Bathroom**

Double glazed window to rear aspect, modern suite comprising bath with mixer tap, shower attachment over, glass shower screen, low level wc, pedestal sink, part tiled walls, extractor fan, vinyl flooring, cast iron fireplace, chrome heated towel rail.

### **Bedroom Two**

11' 3" x 11' 9" max ( 3.43m x 3.58m max )

Double glazed window to front aspect, picture rail, radiator, door to en suite shower room;

### **En Suite**

Modern suite comprising shower cubicle with electric shower, vanity sink unit, low level wc, extractor fan, vinyl flooring, chrome heated towel rail, loft access.

### **External**

The property is approached via a pathway leading to the front door with low maintenance garden. To the rear there is an enclosed garden which is low maintenance and offers a space for relaxing and al fresco dining.

### **Studio**

8' 6" plus recess x 9' 8" ( 2.59m plus recess x 2.95m )

The studio offers a self contained space away from the home with separate access from the garden. The studio is accessed via composite door with an open plan space for a home office or additional bedroom. There is a double glazed window to front aspect, laminate floor, USB power sockets, vertical radiator and access to the en suite bathroom.

En Suite:

Modern white suite comprising bath with mixer tap and shower attachment over, wash hand basin, low level wc, part tiled walls, extractor fan, chrome heated towel rail.



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## **Avenue Road, Norwich**

- BAY FRONTED TERRACED HOME
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN WITH INTEGRATED WASHING MACHINE / TUMBLE DRYER
- THREE BEDROOMS
- GROUND FLOOR SHOWER ROOM, EN SUITES TO BOTH FIRST FLOOR BEDROOMS

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106713 - 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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