



**The Avenues**  
**Norwich, NR2 3PH**  
**Guide Price £550,000 - £600,000**

**claxtonbird**  
residential



## The Avenues, Norwich, NR2 3PH

\*\*\* Guide Price £550,000 - £600,000 \*\*\* Situated in the desirable Golden Triangle, this spacious three bedroom detached house on The Avenues offers an excellent opportunity for those seeking a project to create their perfect family home. The property features well-proportioned accommodation throughout, including two generous reception rooms, a bright conservatory overlooking the garden, a kitchen with potential for redesign, and a cloakroom on the ground floor. On the first floor, you will find three bedrooms, two of which feature built-in storage, as well as a family bathroom. Externally, the home is set back from the road, showcasing a lawned front garden, driveway parking for several vehicles, and a brick-built garage. At the rear, there is a large private garden which adjoins school playing fields, providing a peaceful and open aspect, alongside space for outdoor activities or potential extensions (subject to planning permission). This home presents a rare chance to acquire a property in a prime residential area, conveniently close to excellent schools, local amenities, and the City Centre. Offered for sale with no onward chain.

### Entrance Hall

Glazed entrance door, secondary glazed window to side aspect, stairs to first floor, understairs storage cupboard and radiator.

### Reception Room 13'5" max into bay x 14'7" (4.11 max into bay x 4.45)

Secondary glazed bay window to front aspect, gas fireplace with marble surround and hearth, shelving to recess, and radiator.

### Cloakroom

Low level WC, wash hand basin, bidet, tiled effect floor, wall heater and secondary glazed window to side aspect.

### Kitchen 14'11" x 8'10" (4.56 x 2.71)

Fitted kitchen comprising wall and base units with work surface over, double sink drainer with mixer tap, cooker point, plumbing for washing machine, space for fridge freezer, gas fireplace, part tiled splashbacks, tiled effect floor, wall mounted central heating boiler, upvc double glazed window to side aspect, secondary glazed window to rear aspect and glazed door to side.

### Reception Room 23'10" x 10'4" max (7.27 x 3.15 max)

Secondary glazed windows to side aspect, gas fireplace, radiator and secondary glazed French doors leading to the conservatory.

### Conservatory 11'5" x 9'7" (3.48 x 2.94)

Pitched roof conservatory with tiled effect floor and upvc double glazed windows and French doors opening out to the garden.

### First Floor Landing

Secondary glazed window to side aspect, loft access and doors to all first floor rooms.

### Bedroom 12'8" to built in wardrobes x 13'9" max into bay (3.87 to built in wardrobes x 4.21 max into bay)

Secondary glazed bay window to front aspect, fitted wardrobes, and radiator.

### Bedroom 8'11" x 9'4" (2.73 x 2.87)

Secondary glazed window to rear aspect and radiator.

### Bedroom 9'5" x 10'4" (2.89 x 3.17)

Secondary glazed window to side aspect, fitted wardrobes, airing cupboard and radiator.

### Bathroom 5'2" x 6'1" (1.59 x 1.86)

Three-piece suite comprising panel bath, pedestal wash hand basin, low-level WC, part tiled walls, radiator and secondary glazed window to side aspect.

### Front Garden

Offering driveway parking for numerous cars with lawned area, shrub borders, mature hedging and access to the entrance door.

### Rear Garden

Large garden backing onto the local school playing field, laid predominantly to lawn with flower, shrub and tree borders, shingled area and side access leading to the front of the property.

### Garage

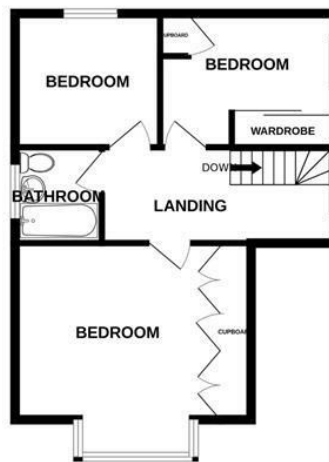
Brick-built construction with double doors and window to side aspect.

### Agents Note

Council Tax Band D

New Boiler Installed - October 2024

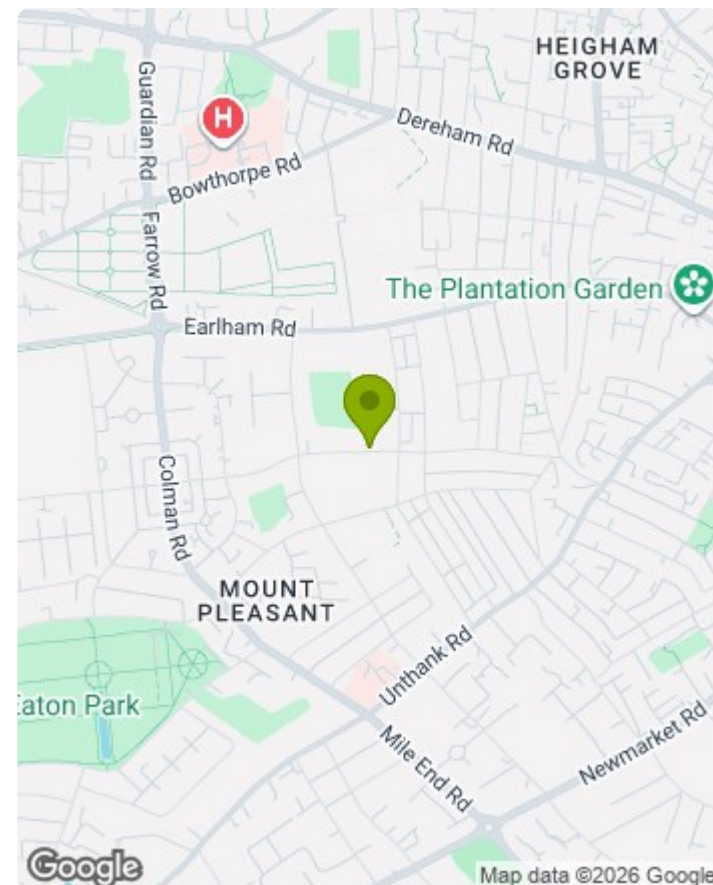




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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