





Warren Avenue, Norwich NR6 6LT

william h brown

welcome to

Warren Avenue, Norwich

We are delighted to present this beautiful 4-bedroom detached family home, positioned in the heart of Hellesdon, Norwich. Offering spacious accommodation throughout, a stunning kitchen, dining room opening onto the garden, and well-proportioned bedrooms.













Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Porch
Open fronted porch leading to front hall.

Hallway
Giving access to living room, kitchen, study, downstairs toilet, store cupboard and stairs rising to first floor landing.

Kitchen
Fitted wall and base units with work surfaces over, separate built-in ovens, USB ports, dishwasher, storage cupboard, window to rear and side access to garden. Please note the space for washing machine and tumble dryer is in the garage.

Living Room
UPVC window, radiator, feature fireplace with York stone and opening to dining room.

Dining Room
French doors that lead to the patio and garden and radiator.

Study
UPVC window to the front and radiator.

WC
Suite comprising low-level WC and handwash basin.

First Floor Landing
Giving access to all four bedrooms, bathroom, loft access and airing cupboard which houses the cylinder.

Bedroom One
UPVC window to the front aspect, two built in wardrobes and USB ports.

Bedroom Two
Laminate flooring, radiator, UPVC window to the front aspect.

Bedroom Three
Laminate flooring, radiator, UPVC window to the rear aspect and built in wardrobes.

Bedroom Four
Single bedroom, radiator, UPVC window to the rear aspect

Bathroom
New suite fitted in 2025 comprising tiled bath with shower overhead, low-level WC, UPVC window to rear aspect, heated towel radiator, and hand wash basin set into a vanity unit.

Outside
To the front aspect is a driveway providing off-road parking and access to the garage and car port with EV charger, laid lawn and shrubs, door leading to the garden. This is complimented to the rear of the property which is beautifully well-tended with a delightfully large patio area, ideal for enjoying the summer months, lawned garden with a bedding boarder of mature shrubs, planters, and trees, enclosed by panelled fencing. There is also a personal door into the garage.

welcome to

Warren Avenue, Norwich

- 4 Bedroom Detached Family Home
- Prime Central Hellesdon Location
- Stunning Modern Kitchen
- Single Garage and EV Charger
- Downstairs WC

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of

£400,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL103650

The Property Ombudsman

Property Ref:
HEL103650 - 0015

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.

william h brown

01603 487888

hellesdon@williamhbrown.co.uk

303 Reepham Road, Hellesdon, NORWICH, Norfolk, NR6 5AD

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.