

Norwich Office - Sales, Lettings and Auctions

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12 Holme Avenue, Norwich, NR4 6FG
Guide Price £440,000 - £450,000

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- Stunning three-bedroom detached home with many extras inc shutters
- Large entrance hall with under-stairs storage and cloakroom
- 5.4m lounge
- Quality fitted kitchen/breakfast room with integrated appliances
- Three bedrooms and family bathroom off the landing
- En-suite to the principal bedroom
- Double glazing and gas central heating
- Wonderful private landscaped rear garden with patio artificial lawn and raised beds
- Two separate driveways plus a large garage
- Close to local amenities



Welcome to Number 12 Holme Avenue — a stunning three-bedroom detached home that has had just one owner from new and has been exceptionally well maintained, having seen very little use since its construction. The current owner has enhanced the property with a range of high-quality upgrades, including stylish plantation shutters throughout and extensive landscaping to the gardens, creating a home presented to an outstanding show-home standard.



The accommodation begins with a spacious entrance hall featuring under-stairs storage and a staircase rising to the first floor, together with a convenient ground-floor cloakroom. The impressive triple-aspect lounge is flooded with natural light, while the quality fitted kitchen/breakfast room provides an excellent space for modern living and entertaining. French doors open directly onto the rear garden, and integrated appliances include a fridge/freezer, dishwasher, electric hob, oven, grill, and extractor hood. To the first floor, the landing provides access to three well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom benefits from a stylish en-suite shower room. Further features include double glazing and gas central heating throughout.

Externally, the property continues to impress. There are two separate driveways — one positioned to the front and equipped with external power points, while the second is located to the rear and provides access to an oversized garage with power and lighting connected. The beautifully landscaped rear garden enjoys a high degree of privacy and has been thoughtfully designed with a large patio seating area leading onto an artificial lawn, complemented by raised flower beds, outside lighting, and a water point. The garden is partly enclosed by attractive brick walling and includes a timber gate providing access to the rear driveway.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	88	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.



Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

Tel: 01603 305805



Offered with no onward chain, this exceptional home is ready for immediate occupation and represents a rare opportunity to acquire a beautifully upgraded modern property in immaculate condition. Early viewing is highly recommended.

Location

Tucked away in the sought-after location of Cringleford, south of Norwich, St Giles Park provides the best of both worlds. You`re just moments away from Norwich`s vibrant city life and Norfolk`s stunning countryside and coastline. For commuters and travellers, the location couldn`t be better.

With quick access to the A11 and A47, you`re well connected to London, the Midlands, and beyond. The Cringleford bus interchange, a short walk away, offers easy links to Norwich city centre and further afield. The nearby village of Eaton has plenty to offer, including a Waitrose supermarket, two pubs, a vets, schooling, and doctors.

Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.



