



**88a Gordon Avenue, NORWICH NR7 0DR**

**welcome to**

**88a Gordon Avenue, NORWICH**

**\*\*STAR BUY\*\*** Discover modern living in a prime location. This exceptional three-bedroom semi-detached home, set in the HIGHLY DESIRABLE Thorpe St Andrew, offers a perfect blend of style, comfort, and convenience.



**Entrance Hall**

Double glazed window to front aspect, cupboard.

**Kitchen**

15' 6" x 9' 2" ( 4.72m x 2.79m )

Double glazed window to front aspect, fitted wall and base units with work surface, integrated dishwasher and washing machine, double microwave/oven, extractor fan.

**Lounge**

16' 8" x 16' 4" ( 5.08m x 4.98m )

Double glazed window to rear, french doors to rear, underfloor heating.

**Separate Toilet**

Wash hand basin, toilet, double glazed window to side aspect.

**Bedroom One**

14' 6" x 9' 2" ( 4.42m x 2.79m )

Double glazed window to front aspect, radiator, carpeted flooring.

**Ensuite**

Toilet, wash hand basin, shower, radiator, laminate flooring.

**Bedroom Two**

14' 6" x 9' 4" ( 4.42m x 2.84m )

Double glazed window to rear aspect, radiator, carpeted flooring.

**Bedroom Three**

10' 8" x 7' 1" ( 3.25m x 2.16m )

Double glazed window to rear aspect, radiator, fitted wardrobe, carpeted flooring.

**Bathroom**

Double glazed window to front aspect, Bath, toilet, wash hand basin, fully tiled.

**Rear Garden**

Fully enclosed rear garden, patio area with partly laid to lawn.



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welcome to

## 88a Gordon Avenue, NORWICH

- Exceptional three-bedroom semi-detached home
- Ample off-road parking for three vehicles
- Private, enclosed rear garden
- Well-proportioned bedrooms
- Perfect blend of style, comfort, and convenience

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

**£330,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NOR143574 - 0005

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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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