



Warren Avenue, Norwich NR6 6LT

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.



Accommodation

Located in the heart of the sought-after suburb of Hellesdon, this impressive, detached family home offers spacious and versatile accommodation in a highly desirable Norwich location. The property enjoys excellent kerb appeal and a welcoming feel from the moment you arrive. Inside, the home is perfectly suited to modern family living. The stylish kitchen provides ample workspace and storage, making it ideal for both everyday life and entertaining. A separate dining room offers a fantastic space for family meals and special occasions, with patio doors opening onto the rear garden to create a seamless indoor-outdoor connection. A practical ground floor WC completes the accommodation. Upstairs, there are four well-proportioned bedrooms, including a spacious principal bedroom with built-in wardrobes. The remaining bedrooms offer flexibility for family members, guests, or home working. Outside, the private rear garden provides an attractive space to relax and entertain, while a single garage offers additional storage, with space for washing machine, and houses the gas boiler replaced in 2025, or secure parking. Combining generous living space, stylish presentation, and an excellent location, this superb home is ready for its next owners to move straight in and enjoy. Early viewing is highly recommended.

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

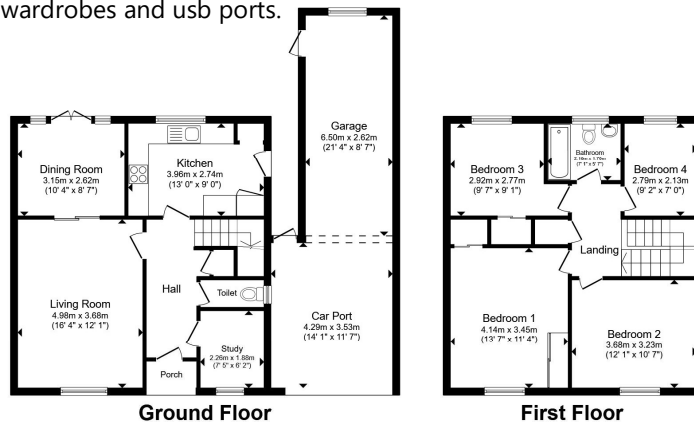
Single bedroom, radiator, UPVC window to the rear aspect

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.



Total floor area 128.6 m² (1,384 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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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

£410,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103650 - 0012

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 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.

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