



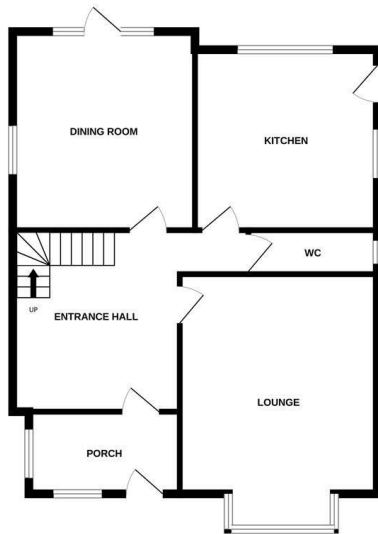
**45 The Avenues | | Norwich | NR2 3PH**

**Guide Price £625,000**

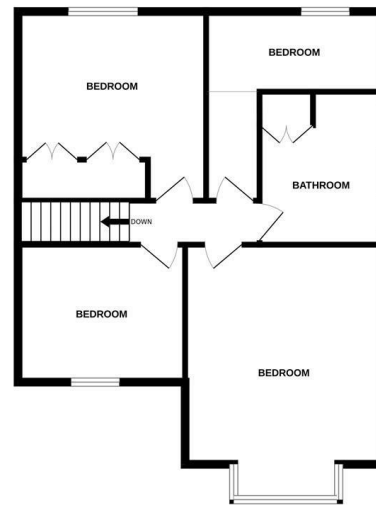
**\*\*GUIDE PRICE £625,000 - £650,000 DETACHED HOUSE ON A LARGE PLOT IN THE GOLDEN TRIANGLE\*\*** Gilson Bailey are delighted to offer this rarely available, four bedroom detached family home, occupying a generous plot in the highly requested Golden Triangle area of Norwich. Offering spacious and versatile accommodation with fantastic potential for the new owners to modernise and create a wonderful home to their own taste, the ground floor comprises an entrance porch, welcoming entrance hall, generous lounge, separate dining room, kitchen and convenient WC. On the first floor there are four bedrooms and a family bathroom off landing, providing excellent accommodation for growing families. Outside, the property really comes into its own with a large front garden and driveway providing ample off road parking, leading to a garage, while to the rear is a good sized and private garden, offering plenty of space for relaxing, entertaining and family enjoyment. Further benefits include double glazing, gas heating and the huge advantage of being offered with no onward chain. Although the property would benefit from some modernisation, it presents an exciting opportunity to create a truly fantastic family home in one of Norwich's most sought after locations, where detached properties on generous plots are always in high demand, so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



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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## Location

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

## Accommodation Comprises

Front door to:

### Entrance Porch

Door to:

### Entrance Hall

Doors to lounge, dining room, kitchen, WC and stairs to first floor.

### Lounge 17'3" x 13'4"

Bay fronted double glazed windows, two radiators.

### Dining Room 12'11" x 12'10"

Double glazed window, radiator, door to rear.

### Kitchen 12'2" x 11'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, washing machine and dishwasher, two double glazed windows, radiator, door to side.

### WC 8'8" x 2'11"

Low level WC, hand wash basin, frosted double glazed window.

### First Floor Landing

Doors to four bedrooms and bathroom.

### Bedroom One 17'10" x 13'3"

Bay fronted double glazed windows, radiator, hand wash basin.

### Bedroom Two 12'10" x 12'9"

Double glazed window, radiator, built in wardrobes.

### Bedroom Three 11'6" x 8'6"

Double glazed window, radiator.

### Bedroom Four 11'11" x 5'5"

Velux window, radiator.

## Bathroom 9'10" x 8'7"

Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, two frosted double glazed windows.

## Outside Front

Lawned garden with mature plants and shrubs, large driveway providing off road parking leading to a garage.

## Outside Rear

Patio area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

## Local Authority

Norwich City Council, Tax Band E.

## Tenure

Freehold

## Utilities

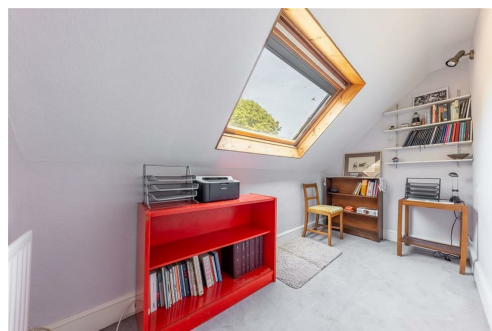
Fibre to the property.

Mains gas, water and electric.

## Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



#### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>68</b>                  | <b>74</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<br>2002/91/EC |  |

#### Local Authority

Norwich City Council, Tax Band E

#### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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