



35 Avenue Road, Norwich

£325,000 Freehold



websters.

This beautifully presented and spacious bay fronted Victorian terrace is located in the highly sought after Golden Triangle area of Norwich, offering a perfect blend of period charm and modern living. The property features two generous double bedrooms, complemented by two well appointed bathrooms, providing comfort and convenience for both residents and guests. The two reception rooms are tastefully decorated and ideal for entertaining or relaxing, while the contemporary kitchen offers ample storage and workspace. A versatile loft room provides additional space, perfect for a home office, hobby room or occasional guest accommodation. The property also benefits from a practical lean to, ideal for storage or utility needs. the private garden is also an ideal space for entertaining. With its stylish interiors, generous proportions and prime location close to local amenities, popular schools and excellent transport links, this charming home presents an outstanding opportunity for professionals, couples or small families seeking a characterful residence in one of the city's most desirable neighbourhoods.



- Beautifully Presented And Spacious Bay Fronted Victorian Terrace
- Two Double Bedrooms
- Two Bathrooms
- Private Rear Garden
- Two Well Presented Reception Rooms
- Highly Sought After Golden Triangle Location
- Loft Room
- Lean To



Sitting Room

13' 5" x 11' 6" (4.08m x 3.50m)

Part stained glass front door with fan light over, parquet flooring, bay fronted uPVC double glazed windows to the front aspect, wood burning stove set to slate hearth, radiator, ceiling rose, cornicing and picture rails.

Dining Room

11' 5" x 11' 5" (3.47m x 3.49m)

Feature fireplace with tiled and iron inset with wooden surround, engineered oak flooring, picture rails, under stairs storage cupboard, casement window to the rear aspect and a radiator.

Kitchen

11' 7" x 6' 2" (3.54m x 1.89m)

Comprising a range of wall and base units with laminate work tops, integrated electric oven with gas hob over, space for fridge - freezer, space and plumbing for dish washer, inset ceramic sink with mixer tap and drainer, two casement windows to the side aspect, coving, engineered oak flooring, tiled splash back and door to the lean to.

Bathroom

6' 3" x 5' 8" (1.91m x 1.73m)

Corner shower with dual shower heads, tiled backing and glass sliding door, engineered oak flooring, low set WC, obscure uPVC double glazed window to the side aspect, heated towel rail, extractor fan and a hand wash basin set to vanity with tiled splash back.

Lean To

Space and plumbing for washing machine, tiled flooring and part glazed door to the rear garden.

Bedroom One

11' 5" x 11' 5" (3.48m x 3.49m)

Double bedroom with a uPVC double glazed window to the rear aspect, stripped wooden flooring, picture rails, feature fireplace and a radiator.

Ensuite

11' 0" x 5' 11" (3.35m x 1.81m)

Panel bath with shower over, tiled backing and glass screen, low set WC, hand wash basin set to vanity with tiled splash back, engineered oak flooring, uPVC double glazed window to the rear aspect, heated towel rail, extractor fan and an airing cupboard housing a gas boiler.

Bedroom Two

10' 11" x 11' 3" (3.34m x 3.44m)

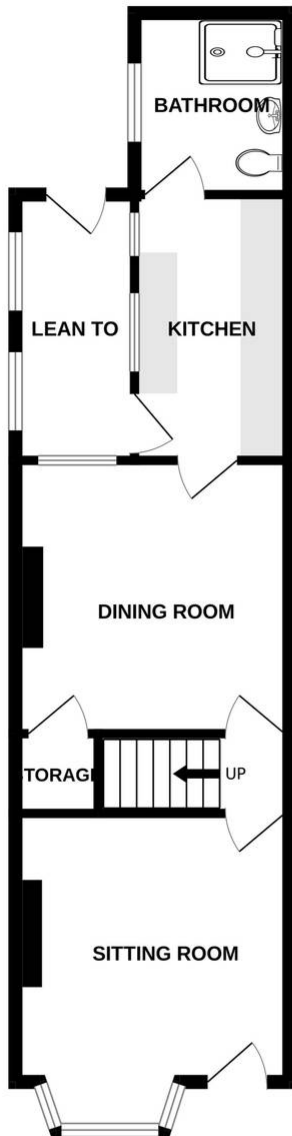
Double bedroom with a fitted wardrobe, stripped wooden flooring, uPVC double glazed window to the front aspect, radiator, picture rails and a feature iron fireplace.

Loft Room

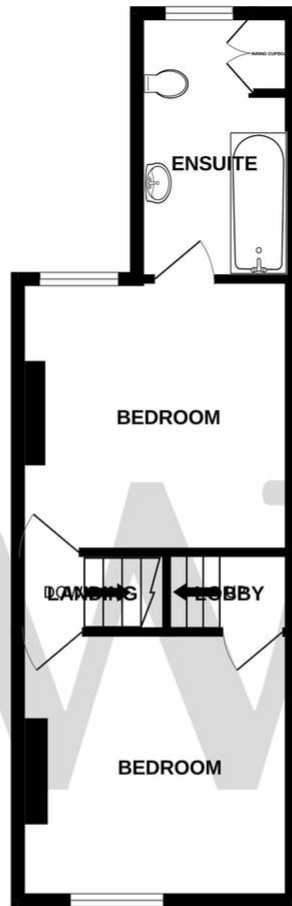
17' 9" x 10' 8" (5.42m x 3.24m)

Velux window, stripped wooden flooring, cast iron radiator and eaves storage.

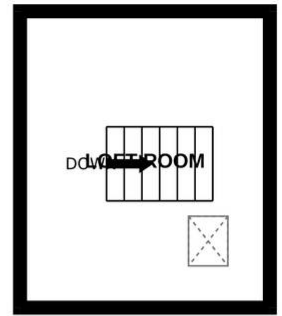
GROUND FLOOR



1ST FLOOR



2ND 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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