



**Blackwell Avenue, Norwich, NR7 8XL**

**welcome to**

**Blackwell Avenue, Norwich**

An immaculately presented THREE BEDROOM detached house in SOUGHT AFTER LOCATION.

This property comes with the added Benefit of NO ONWARD CHAIN!! Book your viewing today to truly appreciate everything it has to offer!



## Entrance Hall

Carpeted flooring, radiator, stairs to first floor.

## Lounge

10' 11" x 14' 11" ( 3.33m x 4.55m )

Double glazed bay window to front aspect, gas fireplace, carpeted flooring.

## Dining Room

12' 5" x 9' 2" ( 3.78m x 2.79m )

Double glazed window to front aspect, radiator, dining room off kitchen, carpeted flooring.

## Kitchen

9' 1" max x 20' 2" max ( 2.77m max x 6.15m max )

Doors to rear, tiled flooring, tiled splashback, space for a double fridge, range cooker, gas hobs, butler style sink, space for washing machine/dishwasher.

## Utility Room

10' 4" x 4' 10" ( 3.15m x 1.47m )

Boiler, utility space, plumbing for separate utilities, door to rear.

## Landing

Carpeted flooring, three bedrooms off landing, radiator, double glazed window to front.

## Bedroom One

11' 1" x 15' ( 3.38m x 4.57m )

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

## Ensuite

Shower ensuite on its own, fully tiled.

## Bedroom Two

9' 7" x 9' 3" ( 2.92m x 2.82m )

Double glazed to front aspect, radiator, carpeted flooring.

## Bedroom Three

14' 5" x 10' 3" ( 4.39m x 3.12m )

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

## Ensuite

Ensuite with large shower, heated towel rail, hand wash basin, toilet, double glazed window to side. Fully tiled throughout.

## Bathroom

Bathroom with tiled floor, tiled walls, double glazed window to side aspect, bath, sink, toilet, heated towel radiator.

## Exterior

To the front of the property, a large, gravel driveway with space for 5+ vehicles. Access to the garage via the side of the property.

To the rear, a generous lawned garden with planted shrubs accompanied by a paved, seating area with built in parasol and brick built BBQ area at the end of the garden. Added benefits of two sheds, and a summer house.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any 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.focalagent.com](http://www.focalagent.com)



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welcome to

## Blackwell Avenue, Norwich

- GUIDE PRICE £425,000 - £450,000
- NO ONWARD CHAIN!!
- Designed for contemporary family living.
- Ample accommodation opportunities!
- A wonderful, fitted kitchen, with space for a double fridge!

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR143088 - 0004

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