



Links Avenue, Norwich NR6 5PF

welcome to

Links Avenue, Norwich

Chalet bungalow offering 4/5 bedrooms, open plan kitchen, dining room and lounge, utility room, en-suite and family bathroom. Must be viewed to appreciate the flexibility of accommodation.



Entrance Hall

Part Glazed front door, radiator and cupboard

Lounge

13' 11" x 10' 5" (4.24m x 3.17m)

UPVC Double glazed window to front, radiator, electric fire, open plan to:

Dining Room

12' 5" x 10' 5" (3.78m x 3.17m)

Two radiators, open plan to:

Kitchen

12' 7" x 11' 3" (3.84m x 3.43m)

UPVC Double glazed window to rear, range of wall and base units with one and a half bowl sink with mixer tap over radiator and space for range cooker, fridge freezer, dishwasher.

Utility Room

12' 7" x 5' 10" (3.84m x 1.78m)

UPVC Double glazed window to rear, half double glazed door to rear garden, boiler for the heating system, space for washing machine and tumble dryer and fridge freezer.

Ground Floor Master Bedroom

10' 6" x 10' 5" (3.20m x 3.17m)

UPVC Double glazed window to front, radiator and door to ensuite.

En-Suite

UPVC Frosted double glazed window to front, low level WC, storage cupboard, extractor, pedestal wash hand basin and shower cubicle.

Bedroom 4

14' 6" x 9' 6" (4.42m x 2.90m)

UPVC Double glazed window to side and radiator.

Bedroom 3/Snug

12' 8" x 9' 5" (3.86m x 2.87m)

UPVC Double glazed window to rear, radiator, room currently being used as a snug/ games room.

Bathroom

UPVC Frosted double glazed window to side, radiator, extractor, four piece suite consists of low level WC, pedestal wash hand basin, panel bath and shower cubicle

Bedroom 5

12' 9" x 12' 8" Max (3.89m x 3.86m Max)

Double glazed velux window to rear, radiator and built in wardrobe. (restrictive headroom L shaped room)

Bedroom 2

13' 3" Max x 7' 9" Max (4.04m Max x 2.36m Max)

Double glazed velux window to rear, radiator and door to eaves storage.

Front Garden

Low level brick wall to front and sides, garden laid to lawn with mature planting, brickweave driveway for many cars, also leads to the front door and paving to gate leading to:

Rear Garden

The enclosed rear garden has two seating areas, one decked and one patio area leading to a central grassed area with a brick shed at the bottom of the garden.



view this property online williamhbrown.co.uk/Property/HEL103438



welcome to

Links Avenue, Norwich

- 4/5 Bedrooms
- En-suite
- Gas Radiator Central Heating
- Flexible Accommodation
- UPVC Double Glazing

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/HEL103438



Property Ref:
HEL103438 - 0003

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 487888



hellesdon@williambrown.co.uk



303 Reepham Road, Hellesdon, NORWICH,
Norfolk, NR6 5AD



williambrown.co.uk