



Mons Avenue, Norwich

Guide Price £350,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Semi-Detached Family Home
- ✓ Close to Mousehold Heath
- ✓ Stunning Garden Backing Onto Woods
- ✓ Renovation & Extension Potential STP
- ✓ Two Reception Rooms
- ✓ Kitchen & Utility
- ✓ Four Bedrooms
- ✓ Detached Garage & Workshop

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
&
WATSON**



An almost secretive and RARELY AVAILABLE LOCATION within walking distance to MOUSEHOLD HEATH, backing onto woodlands and an OPEN ASPECT VIEW to the front, this property is likely to generate plenty of interest. The property itself requires some modernisation in places but offers HUGE POTENTIAL to EXTEND and RE-MODEL STP as its located at the very end of the cul-de-sac. Internally you will find accommodation of approximately 1200sqft STMS comprising; Hallway, W/C, kitchen/utility, dining room opening into sitting room. On the first floor, THREE DOUBLE BEDROOMS, 1 further single bedroom and a family shower room. Externally, the rear garden is stunning offering a SECLUDED HAVEN backing onto the woods and HEATH. There is a separate detached garage which could be converted STP, driveway parking and plenty of space to extend the property if desired.

LOCATION

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the road, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station

DIRECTIONS

You may wish to use your Sat-Nav (NR1 4HL), but to help you...Leave Norwich on Riverside Road and follow to the roundabout. Head straight over onto Gurney Road and follow the 'S' bends until the second turning for Britannia Road, take this turning and then an immediate left onto Mons Avenue, the property can be found on the left hand

side at the very end of the cul-de-sac.

AGENTS NOTE

The property is accessed and located down a private road. The property is centrally heated via an electric warm air heating system and boiler.

Set down a private no through road and approached via a hard standing driveway providing off road parking and access to the detached garage. Access leads to the main property via a pathway over the front lawned garden.

ENTRANCE HALL

Wood effect flooring, radiator, stairs to first floor landing, coved ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled walls, tiled floors, radiator, uPVC obscure double glazed window to side, smooth ceiling.

KITCHEN

9' 9" x 9' (2.97m x 2.74m) Fitted range of wall and base level units with complementary rolled edge work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, inset electric ceramic hob with extractor fan, integrated electric oven, space for fridge and dishwasher, tiled floor, free standing electric hot air central heating boiler, uPVC double glazed window to rear, built-in under stairs storage cupboard, smooth ceiling, door to:

UTILITY ROOM

6' 6" x 7' 5" (1.98m x 2.26m) Fitted range of base level units with complementary rolled edge work surfaces, space for fridge freezer, washing machine and tumble dryer, tiled floor, uPVC double glazed window to rear and uPVC double glazed door to side, smooth coved ceiling.

DINING ROOM

10' 10" x 9' 10" (3.3m x 3m) Fitted carpet, radiator, uPVC double glazed window and door to rear, coved ceiling, arch into:

SITTING ROOM

10' 8" x 16' 10" (3.25m x 5.13m) Fitted carpet, uPVC double glazed window to front, radiator, television and telephone points, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to side, coved ceiling with loft access hatch, airing cupboard with hot water tank, doors to:

BEDROOM

10' 11" x 10' 8" (3.33m x 3.25m) Fitted carpet, radiator, uPVC double glazed window to front, built in cupboards, smooth ceiling.

BEDROOM

10' 5" x 6' 6" (3.18m x 1.98m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

BEDROOM

10' 8" x 12' 2" (3.25m x 3.71m) Fitted carpet, radiator, uPVC double glazed window to front, range of fitted wardrobes and built-in cupboard.

BEDROOM

9' 9" x 8' 10" (2.97m x 2.69m) Fitted carpet, radiator, uPVC double glazed window to rear, triple built in wardrobes.

SHOWER ROOM

6' x 6' 6" (1.83m x 1.98m) Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, shower cubicle with electric shower, tiled splashbacks, tile effect flooring, radiator, uPVC obscure double glazed window to rear, smooth coved ceiling.

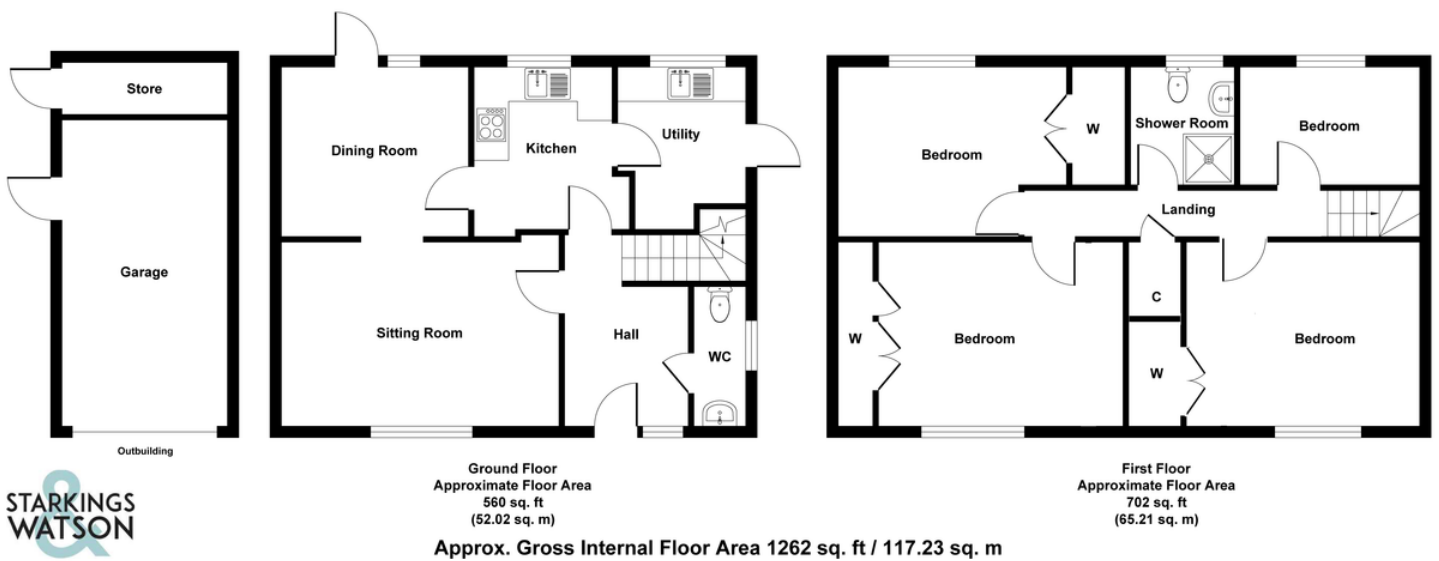
OUTSIDE

The property offers private mature gardens backing onto woodland, mainly laid to lawn with a large terrace, mature planting with trees and shrubs, a large allotment area, greenhouse, and gated side access leading to the front.

GARAGE

17' 9" x 9' 7" (5.41m x 2.92m) Up and over door, power and light, store room to the rear.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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