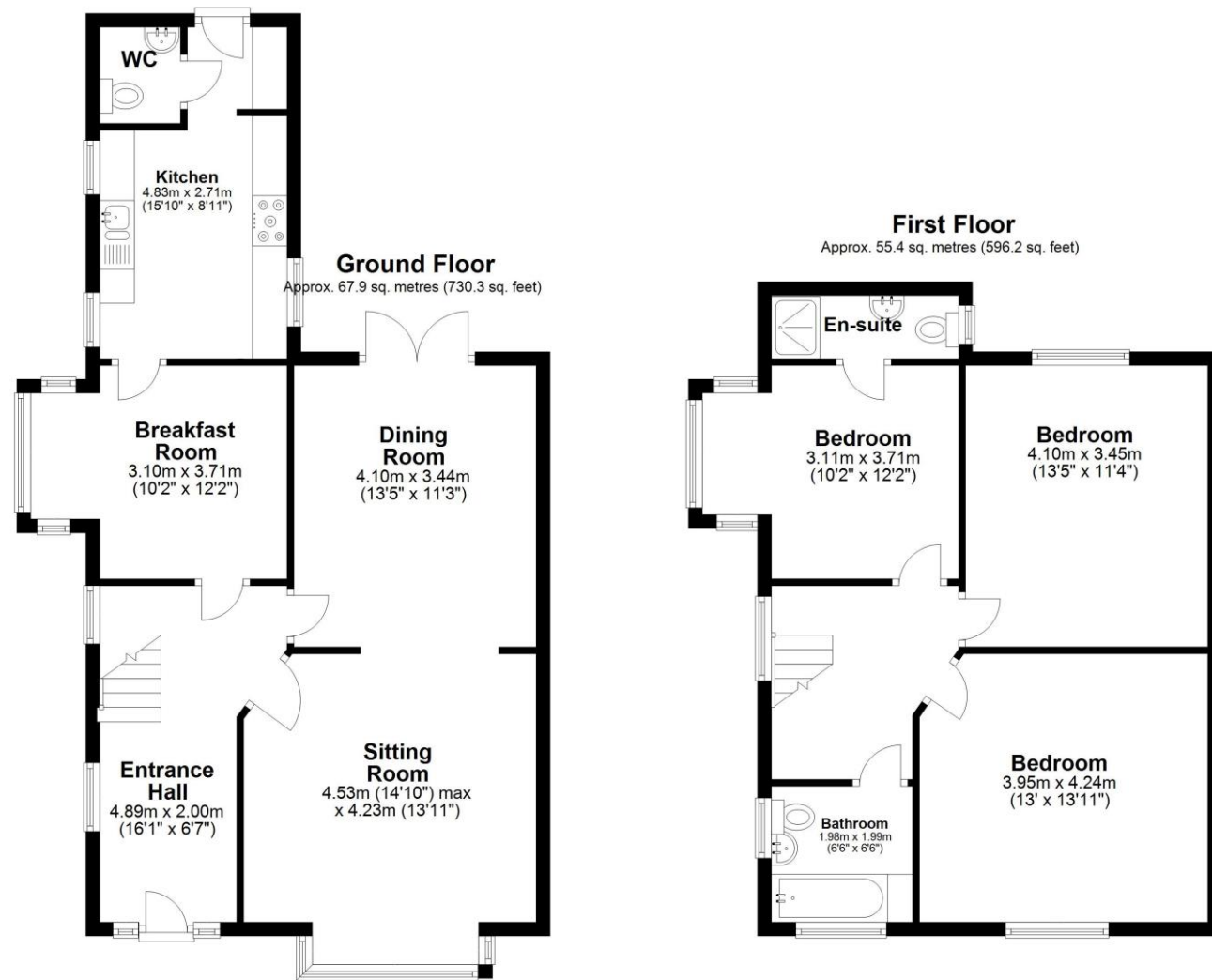


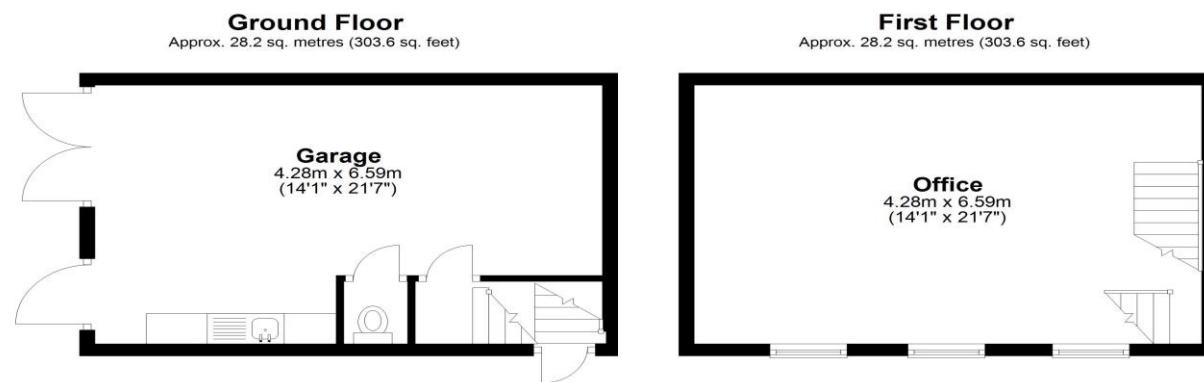
# HADLEY TAYLOR

## 2 THE AVENUES, NORWICH NR2 3PH

CHARMING 1920's DETACHED FAMILY HOUSE LOCATED IN THE HEART OF THE GOLDEN TRIANGLE WITH ENTRANCE HALL, SITTING ROOM, DINING ROOM, BREAKFAST ROOM, KITCHEN, GROUND FLOOR CLOAKROOM, 3 DOUBLE BEDROOMS, FAMILY BATHROOM, EN-SUITE SHOWER ROOM, DETACHED GARAGE WITH HOME OFFICE ABOVE, OFF ROAD PARKING, PERIOD FEATURES, GAS FIRED CENTRAL HEATING AND SOUTH FACING REAR GARDEN  
ENERGY RATING D



Total area: approx. 123.2 sq. metres (1326.6 sq. feet)



Total area: approx. 56.4 sq. metres (607.2 sq. feet)

**GUIDE PRICE £665,000**



Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ  
Tel: 01603 250248 [www.hadleytaylor.com](http://www.hadleytaylor.com)

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.



## Location

The Avenues is located in the heart of the Golden Triangle within a mile of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. Excellent state schools for all age groups, local shopping facilities on Unthank Road, public houses Heigham Park and Eaton Park are all within easy walking distance. The University of East Anglia and The Norfolk and Norwich University Hospital are also close by.

## Accommodation

The ground floor accommodation comprises entrance hall, sitting room with square bay window and period fireplace, dining room with period fireplace and French doors to the rear garden, breakfast room with square bay window, kitchen and ground floor cloakroom. On the first floor there are three double bedrooms, a family bathroom and an en-suite shower room. The property is well presented throughout and benefits from gas central heating, cavity wall insulation and period features such as sash windows, fireplaces and internal doors.

## Outside

The front garden is walled and laid mainly to flower beds with trees, hedging and a path leading to the front door. To the side there is side garden with shrub beds and trees. The rear garden is south facing and mainly laid to lawn with flower and shrub borders, trees and an extensive split level decked area. The large detached garage incorporates a WC, a kitchenette and a spacious first floor home office. In front of the garage there is driveway parking for two small cars.

## Directions

Leave Norwich on Unthank Road, turn right into Park Lane and then left into Avenue Road which then becomes The Avenues. The property can be found on the left hand side of the road.

## Local Authority

Norwich City Council

## Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

## Viewing

Strictly through Vendor's agents: Hadley Taylor 01603 250 248

## Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

## Hours of Business

Monday to Friday: 0900 – 1730

Saturdays: 1000 – 1300



**Sitting Room**



**Dining Room**



**Breakfast Room**



**Kitchen**



**Bedroom 2**



**Rear Elevation**

