



## 70 Blackwell Avenue, Norwich

£300,000 - £325,000 Freehold

This semi-detached home offers modern living with an open-plan kitchen and dining area, a spacious reception room with a fireplace, and three versatile bedrooms. The enclosed rear garden features a lawn, flowerbeds, and a pond, while the private driveway and single garage provide ample parking and storage. Close to local amenities, this property combines convenience with comfortable living in a desirable neighbourhood.

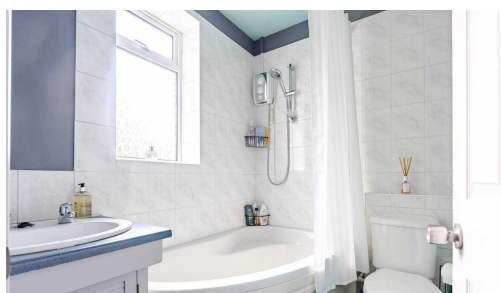
## Location

Blackwell Avenue is situated in the desirable area of Norwich, offering excellent access to a range of local amenities. The property is conveniently located near schools, including Thorpe St Andrew School and Sixth Form, making it ideal for families. Nearby, you'll find a variety of shops, supermarkets, and cafes, with Sainsbury's and Tesco just a short drive away. The area benefits from good transport links, with regular bus services into Norwich city centre, which is approximately three miles away, providing easy access to its historic attractions, shopping centres, and dining options. The A47 is also easily accessible, offering connections to surrounding areas and major routes. Thorpe Marshes Nature Reserve is within proximity, providing scenic walking routes and outdoor activities.



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The open-plan kitchen and dining area are bathed in natural light, thanks to a large window that overlooks the garden, creating a bright atmosphere. It features sleek built-in cabinets and integrated appliances, offering a modern and functional space for everyday cooking.



The layout is designed for convenience, making it perfect for both meal preparation and entertaining guests. There is ample space for dining furniture, with a convenient door to the side providing easy access to the outside. The spacious reception room, with its cosy carpet flooring, fireplace, and front-facing window, provides a welcoming atmosphere.

Upstairs, three well-sized bedrooms are offering ample living space for residents and guests alike. One bedroom benefits from built-in cupboards for convenient storage. For added convenience, the large landing area has the potential to be used as an office. The family bathroom is fitted with a corner bath and overhead shower, complete with a shower curtain, and includes built-in cabinetry for added practicality.

Outside, the enclosed rear garden offers a spacious area primarily laid to lawn, providing a versatile space for enjoying outdoor activities. The garden, roughly 75ft x 28ft, is perfect for outdoor furniture and features well-maintained flowerbeds and mature trees that offer shade and enhance the natural beauty of the space. A pond adds character to the garden's appeal.

The private driveway runs along the side of the house, leading to a single garage at the rear, providing both off-road parking and additional storage space.

