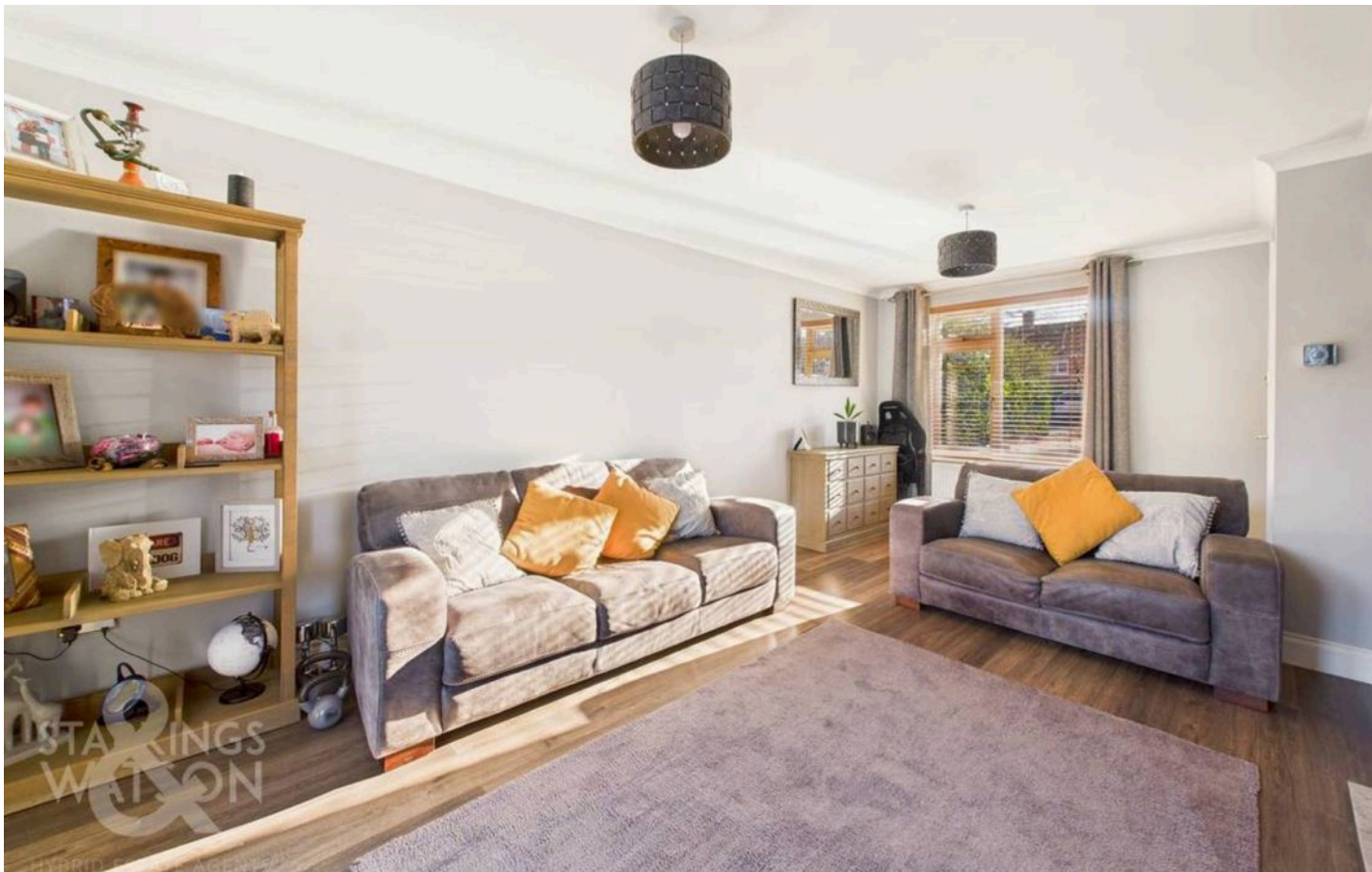




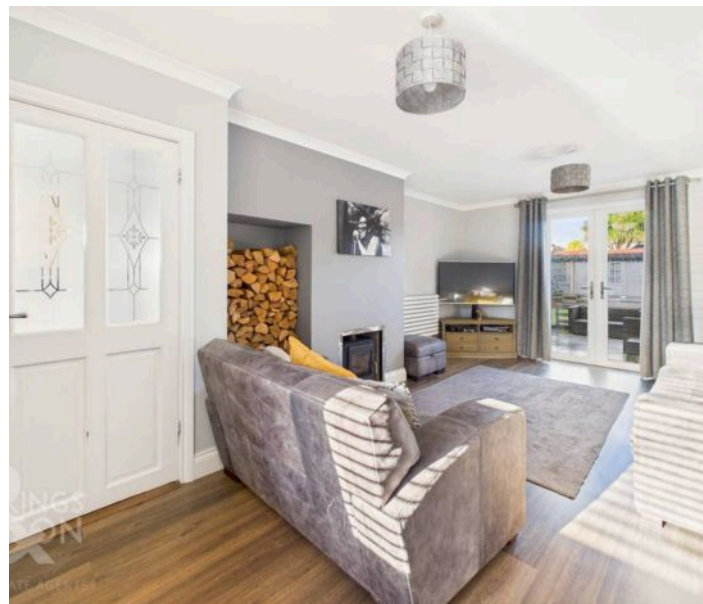
The Avenues, Norwich - NR4 7DW



The Avenues

Norwich

Positioned within WALKING DISTANCE to the UEA and Eaton park, this MID-TERRACE House boasts over 1,100 Sq. Ft (stms) of accommodation and has been UPDATED and MODERNISED by the current vendors. Step inside a welcoming HALLWAY ENTRANCE with stairs rising doors opening to the ground floor accommodation. The 19' SITTING ROOM boasts a DUAL ASPECT flooding the space with natural light and FRENCH DOORS opening to the garden, in addition to a newly fitted WOOD BURNER. Continue to the fully fitted KITCHEN, offering a contemporary feel and INTEGRATED APPLIANCES, with ample room for formal DINING, complimented by the spacious UTILITY ROOM. The first floor offers doors opening to THREE BEDROOMS, with the two larger rooms offering INTEGRATED STORAGE space. The split FAMILY BATHROOM includes a W.C and separate BATHROOM including a shower over the bath. Externally, a recently laid brick weave DRIVEWAY provides parking for two vehicles, whilst the PRIVATE and ENCLOSED rear GARDEN has been lovingly LANDSCAPED, including a fully insulated SUMMERHOUSE.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid-Terrace House
- In Excess of 1,100 Sq. Ft (stms) Of Accommodation
- Within Walking Distance to the UEA & Eaton Park
- 19' Dual Aspect Sitting Room
- Kitchen/ Dining Room & Separate Utility Room
- Three Bedrooms
- Driveway Parking
- Landscaped Private & Enclosed Garden & Summer House

Situated in Earlham, Norwich with a wealth of local amenities close by including shops, supermarkets, schooling, good transport links to the A47 and A11 and local bus routes to the City Centre. There is also excellent access to the UEA and Norfolk and Norwich University Hospital.

SETTING THE SCENE

The property can be found set back from the road, opening to a generous brick weave driveway allowing parking for multiple vehicles. A few shallow steps lead down from the side, where the main entrance can be found at the front of the property beneath an open porch.



THE GRAND TOUR

Stepping inside, the spacious hallway entrance offers plenty of room for storing outdoor wear including coats and shoes, with stairs rising to the first floor and two doors opening to the main living spaces. To the right, the 19' sitting room can be found with hard flooring running underfoot for ease of maintenance. The room enjoys a generous dual aspect flooding the room with natural light from uPVC double glazed windows and French doors opening to the garden. The room is centred around a newly fitted wood burner perfect for cosy winter's evenings and allows for a range of soft furnishing layouts. Also from the hallway, the fully fitted kitchen can be found. Offering a range of wall and base storage cupboards, ample worktop space for food preparation and integrated cooking appliances including a double oven, inset electric hob and extractor above. Further room is available for formal dining, whilst the door opens to the separate utility room where under counter space can be found for a washing machine and tumble dryer as well as an American style fridge, freezer and further storage.

Ascending the stairs to the carpeted first floor landing, loft access can be found above whilst doors give way to three well sized bedrooms. The main double bedroom offers wood effect flooring underfoot with a useful and deceptively large integrated storage space. The second double bedroom also benefits from integrated wardrobe space, hard flooring underfoot, radiators and uPVC double glazed windows. The final bedroom enjoys views over the garden, perfect as a single bedroom or a study space. Completing the accommodation, the bathroom is split, with a fully tiled W.C and adjacent family bathroom offering a modern and contemporary feel including a shower over the bath with a glass splashback, decorative tiling, vanity storage below the sink and a large wall mounted heated towel rail.

FIND US

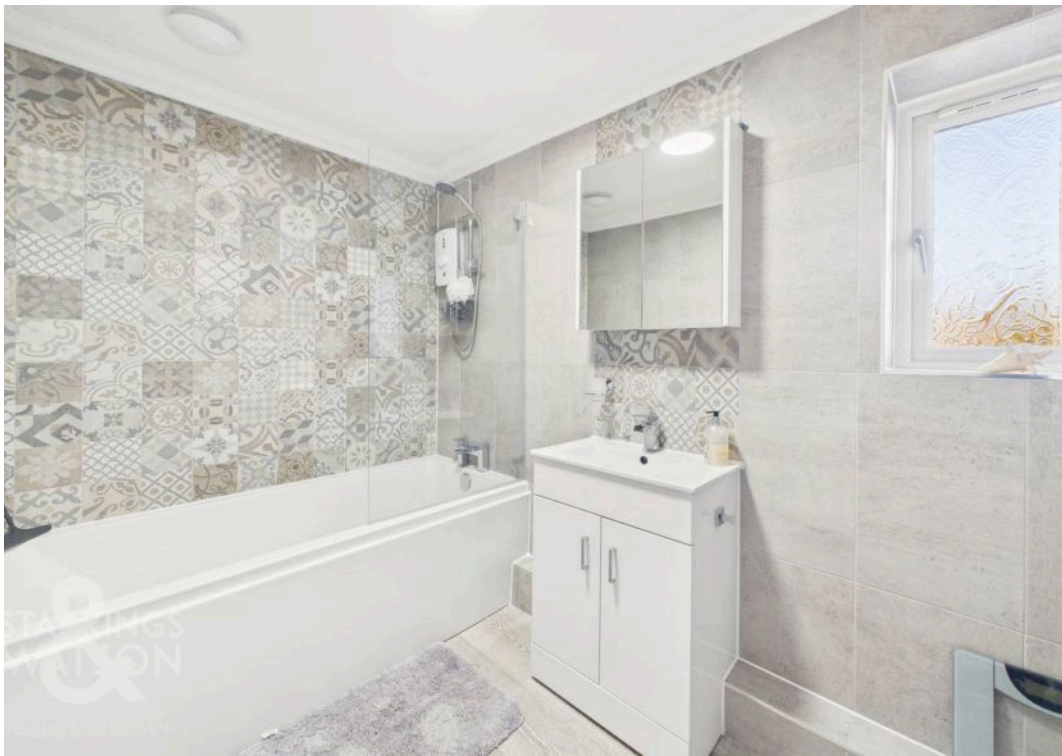
Postcode : NR4 7DW

What3Words : ///waddle.agenda.cheat

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



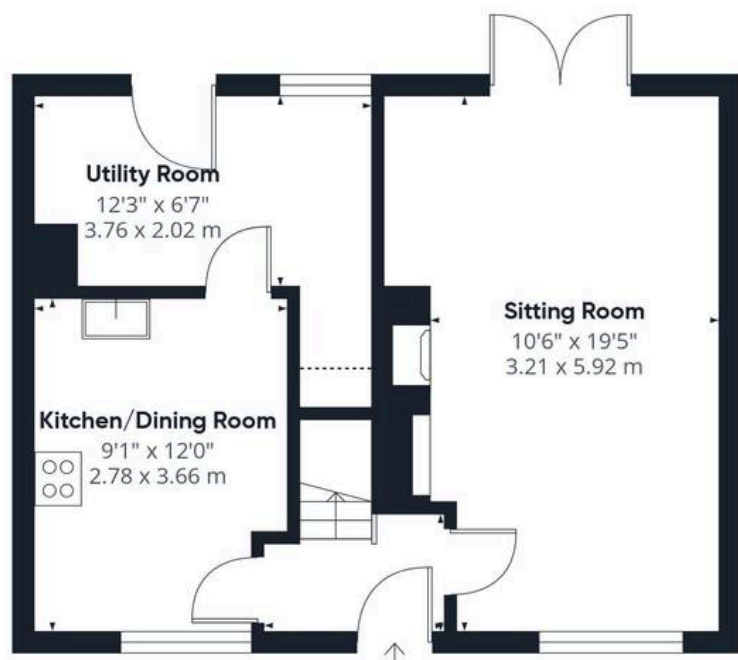




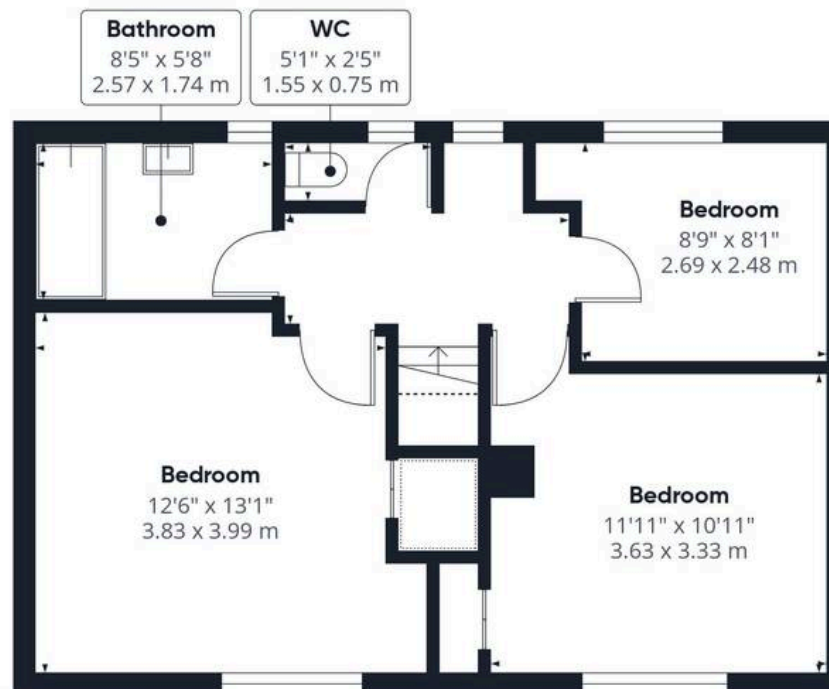
THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed, initially offering a spacious flagstone patio perfect for outdoor seating to enjoy the warmer months. A side latch and brace wooden gate leads out to the passageway allowing access to the frontage. The remainder of the garden is predominantly laid to artificial lawn with a raised wooden sleeper enclosed border housing a range of plantings and shrubs. Additionally, a generous storage shed and adjacent koi pond could easily be remodelled as an outside pergola seating area. Finally, a raised wooden decking leads to the fully insulated 19' summer house, currently used as a pool room. This versatile space includes a wood burner to the corner, making a perfect outdoor studio or study.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1131 ft²

105.1 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: 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.