



108 Avenue Road, Norwich

£450,000 Freehold

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Location

Norwich NR2 is a vibrant and sought-after area located just west of Norwich city centre, offering a blend of historic charm and modern convenience. Known for its tree-lined streets and characterful Victorian and Edwardian homes, NR2 encompasses popular neighbourhoods such as the Golden Triangle, which is especially favoured by professionals, families, and students alike. The area benefits from a wide range of amenities including independent



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Avenue road

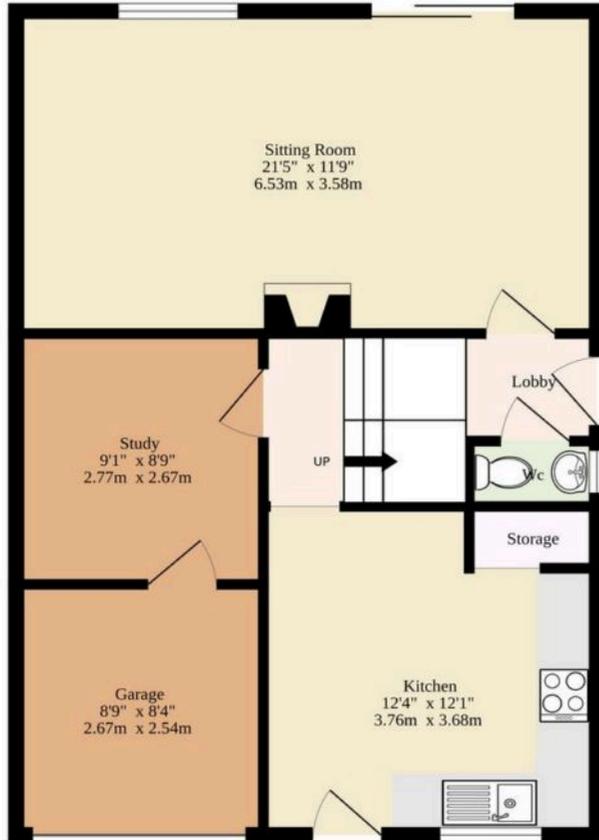
Offering flexible and generous accommodation, the home is designed to adapt seamlessly to your lifestyle needs. The kitchen is both stylish and functional, fitted with contemporary units, ample worktop space, and under-counter areas for appliances, including a pantry-style cupboard for additional storage. Adjacent to the kitchen, a versatile study offers the ideal environment for working from home, and can just as easily serve as a home gym, playroom, or guest bedroom, depending on your needs.

The sitting room is a standout space, featuring a charming brick-built fireplace that adds warmth and character, while French doors open out onto the garden, creating a seamless flow between indoor and outdoor living. It's the perfect spot for relaxing evenings or entertaining friends and family. Completing the ground floor is a cloakroom, for convenience and ease.

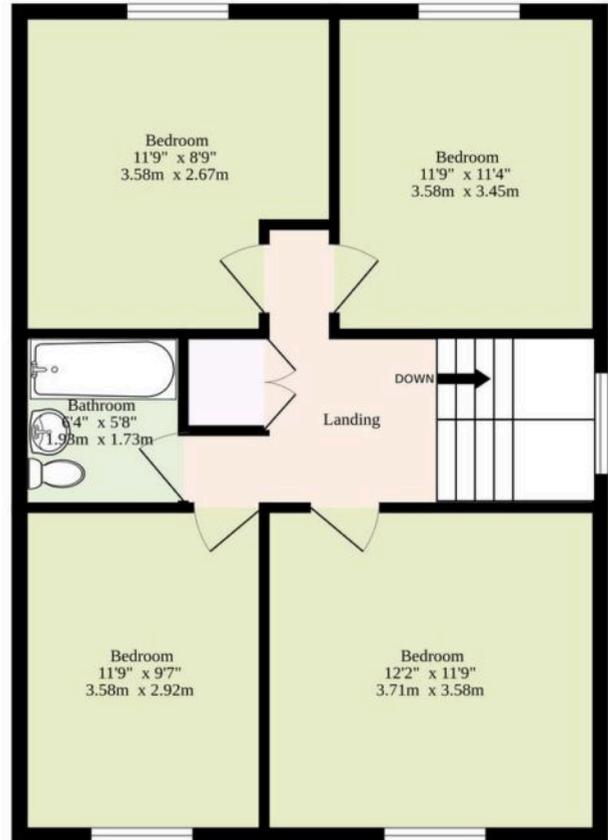
Upstairs, you'll find four well-proportioned double bedrooms, each offering ample space and natural light, making them ideal for a growing family or hosting visitors. The family bathroom is tastefully appointed and centrally located to serve



Ground Floor
615 sq.ft. (57.1 sq.m.) approx.



1st Floor
621 sq.ft. (57.7 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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