

Arnolds | Keys



Highland Avenue | Norwich | NR2 3NP

This double bay fronted semi-detached home is located within one of the Golden Triangles most sought after locations with accommodation comprising porch, hallway, dining room, sitting room, kitchen, conservatory and family bathroom to the ground floor whilst there are four bedrooms and a shower room off the landing to the first floor. The property offers driveway parking and enclosed gardens to the rear with office/studio.

www.arnoldskeys.com | 01603 506697

£365,000

- Semi Detached Home
- Four Bedrooms
- Two Receptions
- Conservatory & Office
- Golden Triangle Location



This Golden Triangle property is located within a highly sought after location just off of Christchurch Road and within close proximity there is good local schooling, with Colman road infant school just a short distance away, whilst there are a wide range of facilities and amenities located on the nearby Unthank Road. With the city centre only a 20 minute walk away, the area boasts ease of access to the popular shopping facilities of Norwich, whilst the UEA, Hospital and Science Park are within an equally close reach of the property.

ACCOMMODATION

PORCH

8' 9" x 3' 9" (2.67m x 1.14m) Part glazed main entrance door, double glazed window to rear, tiled flooring, smooth ceiling with inset spotlights

HALLWAY

Part patterned glazed door to porch, double glazed window to side, tiled flooring, radiator, wall mounted heating controls, alarm panel, stairs to first floor, under stairs storage cupboard, smooth ceiling

DINING ROOM

12' 4" x 10' 2" (3.76m x 3.1m) Double glazed bay window to front, smooth ceiling, TV point, radiator

SITTING ROOM

16' 0" x 10' 11" (4.88m x 3.33m) Double glazed bay window to front, smooth ceiling, iron fire with stone hearth and wooden mantle, telephone point, TV point, radiator

BATHROOM

10' 11" x 6' 9" (3.33m x 2.06m) Glass brick borrowed light window to conservatory, smooth ceiling and spotlights, three piece white suite comprising corner whirlpool bath, vanity wash hand basin and low level WC, radiator, extractor fan

KITCHEN

10' 0" x 9' 6" (3.05m x 2.9m) Double glazed window to side, double glazed patio doors to rear, fitted range of wall and floor mounted units with work surface over inset with stainless steel sink drainer unit with mixer tap over, spaces for range cooker, washing machine and tumble dryer, breakfast bar, radiator, pantry cupboard, smooth ceiling with inset spotlights, tiled flooring, open to:

CONSERVATORY

7' 6" x 6' 7" (2.29m x 2.01m) UPVC and brick construction with double glazed windows to rear and side, tiled flooring

FIRST FLOOR

LANDING

Doors to:

SHOWER ROOM

7' 5" x 4' 4" (2.26m x 1.32m) Smooth ceiling with inset spotlights, matching three piece suite comprising double

shower cubical with wall mounted shower, pedestal wash hand basin, low level WC, radiator

MASTER BEDROOM

14' 1" x 10' 6" (4.29m x 3.2m) Double glazed window to front, smooth ceiling, radiator, TV point, telephone point, fitted wardrobes

BEDROOM 2

10' 6" x 9' 8" (3.2m x 2.95m) Double glazed window to rear, radiator, TV point

BEDROOM 3

10' 7" x 8' 4" (3.23m x 2.54m) Double glazed window to front, radiator, TV point

BEDROOM 4

10' 5" x 6' 9" (3.18m x 2.06m) Double glazed window to rear, smooth ceiling, radiator, loft access - (loft is fully boarded and carpeted with storage heater and measuring 14'3 x 7'0 at 1.5 meters high)

EXTERNALLY

FRONT GARDEN

Brickweave driveway providing off road parking leading to main entrance door and path to rear, fenced and gated boundary, lawned area

PLAYROOM/OFFICE

11' 7" x 10' 3" (3.53m x 3.12m) Double glazed windows to front and side, double glazed door, wooden flooring, smooth ceiling with inset spotlights

REAR GARDEN

Fenced boundary with plant and shrub borders, raised decked seating area, timber gate to brickweaved enclosed area with courtesy tap and access to office and front, remainder laid to Astroturf, lighting

EPC RATING

D

COUNCIL TAX RATING

C

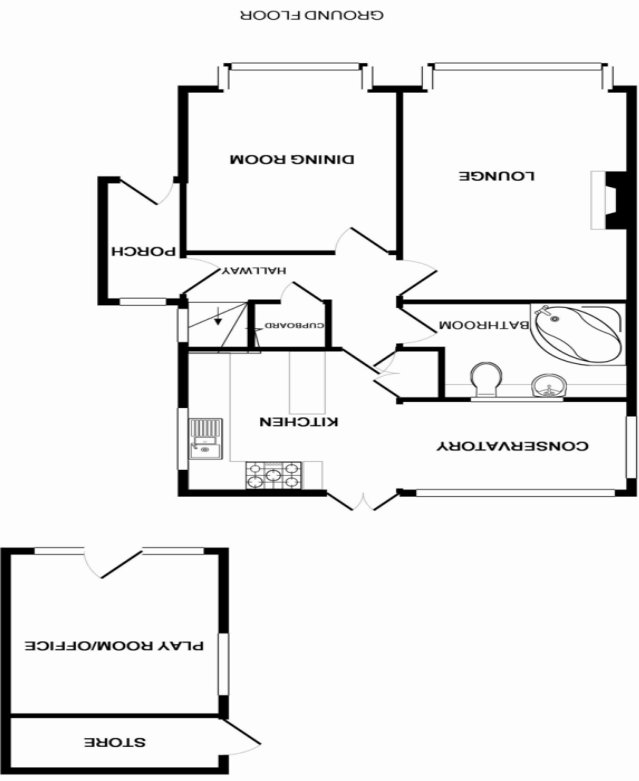
DIRECTIONS

Leave Norwich via Newmarket Road on to Christchurch Road. Proceed and take the sixth turning on the right onto Highland Avenue where this home will be found on the right hand side.

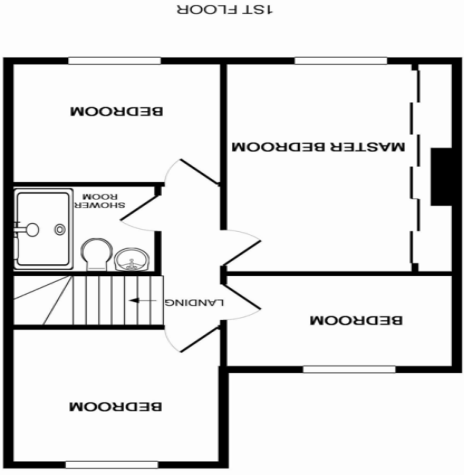
VIEWING

Strictly by appointment with Arnolds Keys Eaton on 01603 506697





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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