



Links Avenue, Norwich NR6 5PF

welcome to

Links Avenue, Norwich

Chalet bungalow offering 4/5 bedrooms, open plan kitchen, dining room and lounge, utility room, en-suite and family bathroom. Must be viewed to appreciate the flexibility of accommodation.



Accommodation

William H Brown are pleased to offer this Chalet that offers flexible accommodation. With 4/5 bedrooms, open plan kitchen, dining room and lounge, utility room, en-suite and family bathroom. Outside there is ample parking and an enclosed rear garden. Must be viewed to appreciate the flexibility of accommodation.

Entrance Hall

Part Glazed front door, radiator and cupboard

Lounge

13' 11" x 10' 5" (4.24m x 3.17m)

UPVC Double glazed window to front, radiator, electric fire, open plan to:

Dining Room

12' 5" x 10' 5" (3.78m x 3.17m)

Two radiators, open plan to:

Kitchen

12' 7" x 11' 3" (3.84m x 3.43m)

UPVC Double glazed window to rear, range of wall and base units with one and a half bowl sink with mixer tap over radiator and space for range cooker, fridge freezer, dishwasher.

Utility Room

12' 7" x 5' 10" (3.84m x 1.78m)

UPVC Double glazed window to rear, half double-glazed door to rear garden, boiler for the heating system, space for washing machine and tumble dryer and fridge freezer.

Ground Floor Master Bedroom

10' 6" x 10' 5" (3.20m x 3.17m)

UPVC Double glazed window to front, radiator and door to ensuite.

En-Suite

UPVC Frosted double glazed window to front, low level WC, storage cupboard, extractor, pedestal wash hand basin and shower cubicle.

Bedroom 4

14' 6" x 9' 6" (4.42m x 2.90m)

UPVC Double glazed window to side and radiator.

Bedroom 3/Snug

12' 8" x 9' 5" (3.86m x 2.87m)

UPVC Double glazed window to rear, radiator, room currently being used as a snug/ games room.

Bathroom

UPVC Frosted double glazed window to side, radiator, extractor, four-piece suite consists of low-level WC, pedestal wash hand basin, panel bath and shower cubicle

Bedroom 5

12' 9" x 12' 8" Max (3.89m x 3.86m Max)

Double glazed velux window to rear, radiator and built in wardrobe. (restrictive headroom L shaped room)

Bedroom 2

13' 3" Max x 7' 9" Max (4.04m Max x 2.36m Max)

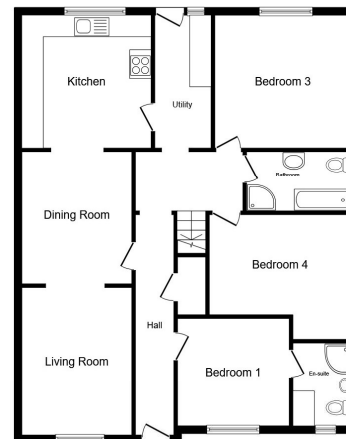
Double glazed velux window to rear, radiator and door to eaves storage.

Front Garden

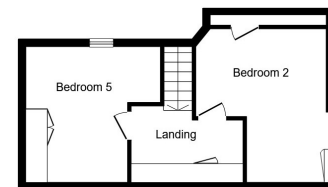
Low level brick wall to front and sides, garden laid to lawn with mature planting, brick weave driveway for many cars, also leads to the front door and paving to gate leading to:

Rear Garden

The enclosed rear garden has two seating areas, one decked and one patio area leading to a central grassed area with a brick shed at the bottom of the garden.



Ground Floor



First Floor

Total floor area 142.2 m² (1,531 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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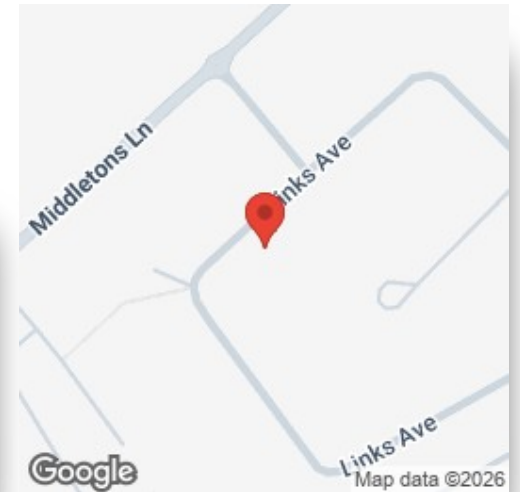
Links Avenue, Norwich

- 4/5 Bedrooms
- En-suite
- Gas Radiator Central Heating
- Flexible Accommodation
- UPVC Double Glazing

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103438 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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