



The Avenues, Norwich NR4 7DP

welcome to

The Avenues, Norwich

Set along one of Norwich's most desirable tree-lined roads, this attractive three-bedroom home offers generous living space, a charming garden retreat, and easy access to the city centre and UEA. The property blends period character with modern comfort, making it ideal for families or professionals!



Ground Floor

A well-arranged ground floor offering two generous reception spaces and a practical kitchen layout.

Entrance Hall — A welcoming hallway with access to both reception rooms and the staircase, providing a natural flow through the home.

Lounge — A bright, spacious living area with feature fireplace, neutral décor, and sliding doors opening to the rear garden, creating an excellent indoor–outdoor connection.

Dining Room — A comfortable front-facing reception room ideal for family dining or entertaining, positioned conveniently between the lounge and kitchen.

Kitchen — Fitted with wooden cabinetry, tiled splash backs, and good worktop space, with a window overlooking the garden and access to the outside.

First Floor

A well-balanced first floor with three bedrooms and modern facilities.

Landing — Central landing with natural light and access to all rooms.

Bedroom 1 — A peaceful rear-facing double bedroom with space for wardrobes and additional furniture.

Bedroom 2 — A second generous double bedroom with a pleasant front aspect.

Bedroom 3 — A well-proportioned single room suitable as a child's bedroom, study, or dressing room.

Shower Room — Convenient walk-in shower with contemporary tiling and clean presentation.

Separate WC — Practical separate toilet with matching tiling.

External

A standout feature of the property, offering both practicality and a tranquil outdoor lifestyle.

Front — Neat lawned frontage with driveway parking leading to the front of the property.

Rear Garden — A beautifully mature garden with winding brick pathways, pond feature, shaded seating areas, and a vine-covered pergola. A private, established space ideal for relaxation or outdoor dining.



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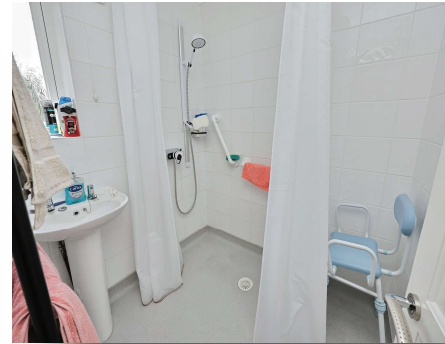
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- Bright lounge with feature fireplace and garden outlook
- Separate dining area with space for entertaining leading to a well-appointed kitchen with wooden cabinetry and tiled splash backs
- Three comfortable bedrooms with fitted storage
- Beautifully landscaped rear garden with patio, pond, and shaded seating areas
- Gas central heating and double glazing

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: B

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR107150 - 0002

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