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Heather Avenue, Norwich, NR6 6LU

An Extended Three Bedroom Semi Detached Home!

GUIDE PRICE £290,000 - £300,000 *freehold*



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SPACIOUS OPEN-PLANED LIVING AWAITS!

This beautifully extended semi-detached home offers stylish and spacious open-plan living, perfect for modern family life. The welcoming entrance hall leads to a charming bay-fronted living room, which seamlessly flows into the dining area, creating a bright and connected space. Beyond this, the home extends into a stunning kitchen with a vaulted ceiling, filling the area with natural light and enhancing the sense of openness. Additional convenience is provided by a separate utility area and a ground-floor WC. Upstairs, three well-proportioned bedrooms are accessed from the landing, all served by the first-floor family bathroom.



“The property further benefits from a large, detached garage/workshop.”



Overview

- Guide Price £290,000 - £300,000
- Semi Detached House
- Extended Kitchen With Vaulted Ceiling
- Open Plan Living Accommodation
- Three Bedrooms
- Two Reception Rooms
- Utility Room & Ground Floor WC
- Driveway & Detached Garage
- South Facing Low Maintenance Rear Garden
- First Floor Family Bathroom



Location

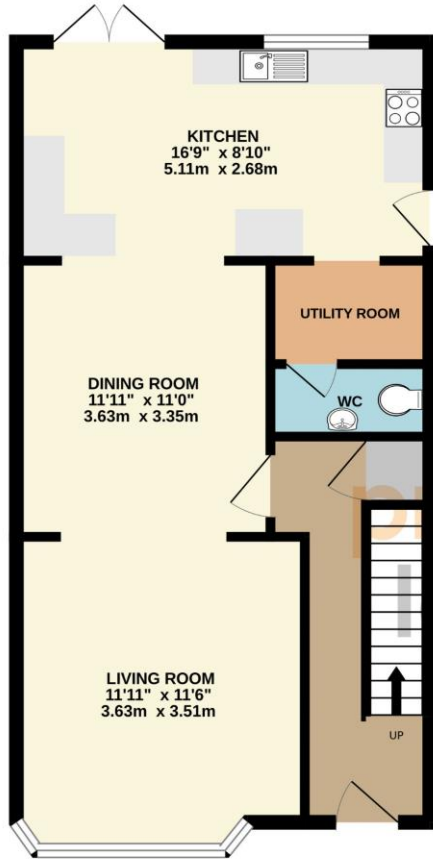
Hellesdon is a popular location which is approximately 6 miles from Norwich City Centre. It has great transport links into the City Centre including a Park & Ride Bus Service, and a close proximity to Norwich International Airport. There are a number of amenities including, local schools, such as Hellesdon High School and Sixth Form, local shops, public houses, restaurants a library and a large recreation ground all very close.



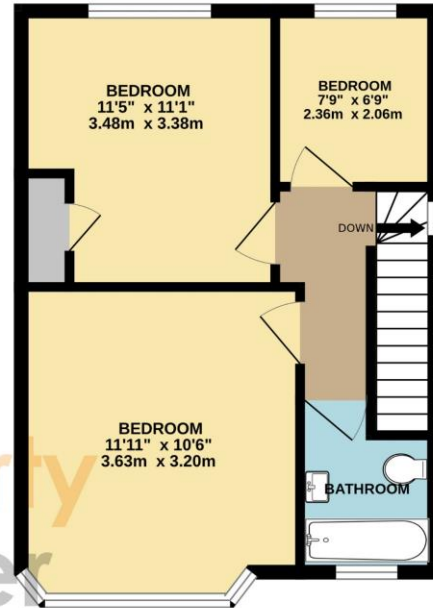
Outside

Outside, the property offers ample off road parking with a driveway and car port. The rear garden features a well-maintained, low-maintenance design with a mix of paved and artificial lawn areas. The perimeter is lined with lush greenery, including various shrubs. The property further benefits from a large, detached garage/workshop.

GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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FULL EPC AVAILABLE UPON REQUEST

EPC - TBC

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

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