



**20 Highland Avenue, Norwich**

**£400,000 Freehold**



**websters.**



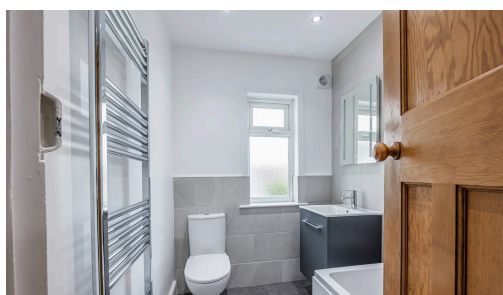
Located in the highly sought-after Golden Triangle, this spacious semi-detached family home offers three bedrooms off landing, ideal for growing families or those needing extra space. A modern kitchen and newly fitted bathroom bring a contemporary touch, while two reception rooms provide versatile areas for dining, relaxing, or entertaining.

The property features a private west-facing rear garden—perfect for unwinding in the evening sun. Set on the exceptionally quiet Highland Avenue with no through traffic, it also benefits from off-street parking for added convenience. Offered with no onward chain, the purchase process is made even smoother.

Just a short stroll from Eaton Park and its wide range of leisure and sporting facilities, this charming home combines comfort, location, and lifestyle. Schedule your viewing today.



- Semi Detached Family House
- Three Bedrooms Off Landing
- Private West Facing Rear Garden
- Two Reception Rooms
- Modern Kitchen
- Newly Fitted Bathroom
- Off Street Parking
- Highly Sought After Golden Triangle Location
- Proximity To Eaton Park
- No Onward Chain



**Entrance Hall**

UPVC front door, part stained glass uPVC window to the side aspect, floor laid to new carpet, radiator, carpeted stairs to the first floor and doors to sitting room and dining room.

**Sitting Room**

13' 10" x 12' 2" (4.22m x 3.71m)

Two uPVC double glazed windows to the front and side aspects, new carpeted flooring, fireplace recess with tiled hearth and a radiator.

**Dining Room**

11' 1" x 17' 8" (3.38m x 5.39m)

UPVC double glazed window to the side aspect, under stairs storage cupboards, radiator and newly laid carpeted flooring.

**Kitchen**

6' 3" x 15' 9" (1.91m x 4.80m)

Comprising a range of wall and base units with laminate work tops, wall mounted gas boiler, space and plumbing for washing machine, inset one and half bowl stainless steel sink with mixer tap and drainer, two uPVC double glazed windows to the rear aspect, glossed tiled flooring, integrated electric oven with ceramic hot plate and extractor hood over, integrated dish washer, space for fridge - freezer, coving and a radiator, uPVC back door with integral cat flap.

**Landing**

Doors to three bedrooms and bathroom, loft hatch and newly laid carpeted flooring.

**Bedroom One**

12' 2" x 11' 0" (3.71m x 3.35m)

Double bedroom with a uPVC double glazed window to the front aspect, large walk in wardrobe, newly laid carpeted flooring and a radiator.

**Bedroom Two**

8' 8" x 9' 6" (2.63m x 2.90m)

Double bedroom with a uPVC double glazed window to the rear aspect with integral blind, newly laid carpeted flooring, radiator.

**Bedroom Three**

8' 8" x 7' 11" (2.63m x 2.42m)

UPVC double glazed window, with integral blind, to the rear aspect, newly laid carpeted flooring and a radiator.

**Bathroom**

5' 7" x 8' 8" (1.71m x 2.65m)

Newly fitted suite comprising a panel bath with rainfall shower head and hose over, tiled backing and glass screen, low set WC, wall mounted vanity base with cupboard with tiled splash back, part tiled walls, heated towel rail, extractor fan, LED mirror with shower socket, vinyl flooring and an obscure uPVC double glazed window to the side aspect.

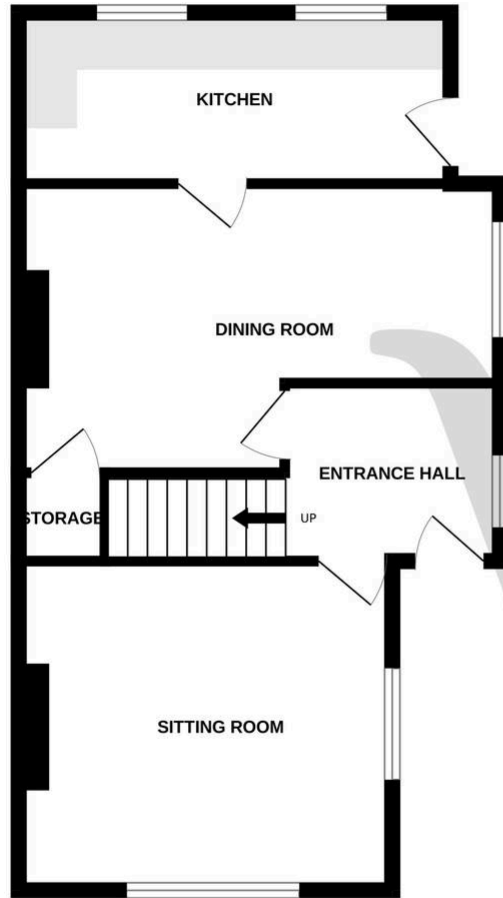
Council Tax band: C

Tenure: Freehold

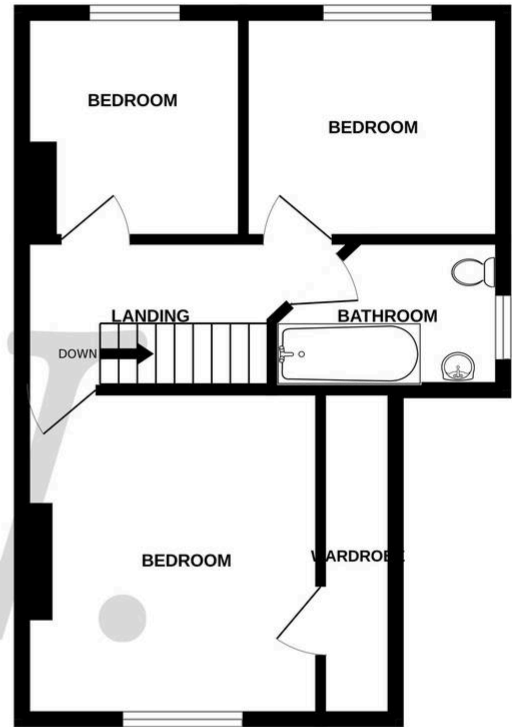
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

GROUND FLOOR



1ST FLOOR



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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