



## 66 The Avenues, Norwich

£295,000 Freehold



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Websters Estate Agents are delighted to offer this light and spacious semi-detached home in a highly sought-after location. Boasting three bedrooms situated off the landing, providing a sense of privacy and tranquillity. The generous plot offers large front and back gardens, ideal for outdoor relaxation or entertaining. Convenient off-street parking adds to the accessibility and ease of living.

Inside, the property features a light shower room for added comfort and convenience. The two spacious reception rooms offer versatile spaces for family gatherings or quiet retreats. The well-appointed kitchen includes ample storage, perfect for culinary enthusiasts or busy families. This home presents an excellent opportunity for those seeking a harmonious blend of comfort and practicality in a desirable neighbourhood. Experience the warmth and charm of this inviting property and make it your own. Schedule a viewing today.

Council Tax band: B



- Light And Spacious Semi Detached Home
- Three Bedrooms Off Landing
- Generous Plot With Large Front And Back Gardens
- Off Street Parking
- Highly Sought After Location
- Light Shower Room
- Two Spacious Reception Rooms
- Kitchen With Ample Storage



**Porch**

Part obscure uPVC double glazed front door, obscure uPVC double glazed windows to the front and side aspects. Part double glazed uPVC door to the entrance hall.

**Entrance Hall**

Doors to lounge and dining room, floor laid to carpet and carpeted stairs to the first floor.

**Lounge**

15' 7" x 10' 6" (4.74m x 3.19m)

Two uPVC double glazed windows to the front and rear aspects, gas fire with stone hearth and surround, floor laid to carpet, coving and a radiator.

**Dining Room**

9' 0" x 12' 0" (2.75m x 3.66m)

UPVC double glazed window to the front aspect, laminate flooring and a radiator. Doorway to kitchen.

**Kitchen**

6' 1" x 15' 1" (1.86m x 4.60m)

Comprising a range of wall and base units with laminate work tops, free standing gas cooker, space and plumbing for washing machine, space for fridge - freezer, uPVC double glazed window to the rear aspect, laminate flooring, inset stainless steel sink with mixer tap and drainer, under stairs storage cupboard and a radiator. Access to the rear lobby.

**Rear Lobby**

Part obscure uPVC double glazed door to the rear garden, built in storage cupboard, laminate flooring and coving. Door to bathroom.

**Bathroom**

5' 9" x 7' 1" (1.74m x 2.16m)

Large walk in shower with splash back, drying area and glass screen, low set WC and hand wash basin set to vanity with splash back, obscure uPVC double glazed window to the rear aspect, tiled flooring, coving and a radiator.

**Landing**

Doors to three bedrooms, uPVC double glazed window to the rear aspect, floor laid to carpet and a radiator.

**Bedroom One**

15' 7" x 10' 5" (4.75m x 3.17m)

Double bedroom with two uPVC double glazed windows to the front and rear aspects, laminate flooring, radiator, coving, built in storage cupboard and an airing cupboard housing the gas boiler.

**Bedroom Two**

10' 9" x 12' 0" (3.28m x 3.66m)

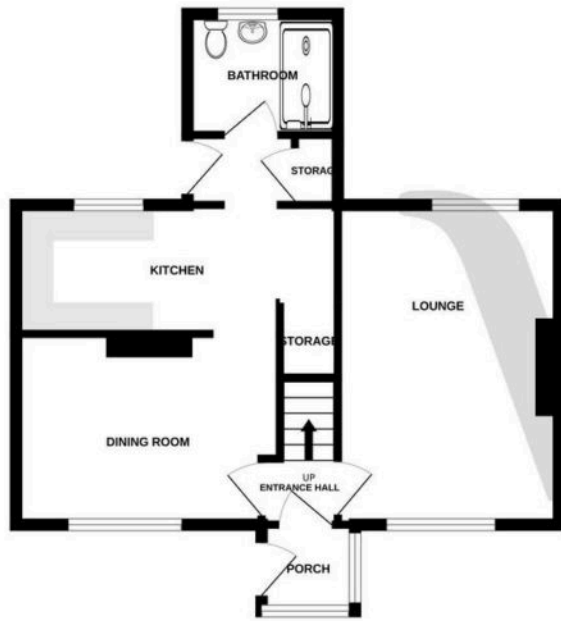
Double bedroom with a uPVC double glazed window to the front aspect, laminate flooring and a radiator.

**Bedroom Three**

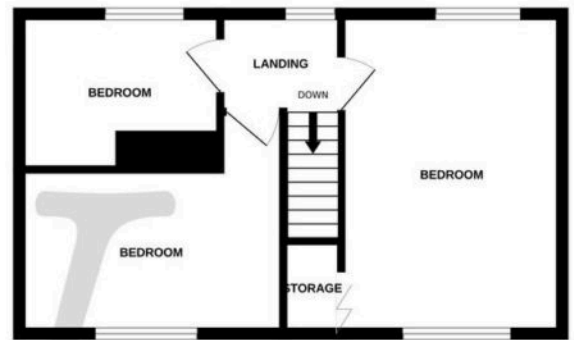
7' 6" x 9' 1" (2.29m x 2.76m)

UPVC double glazed window to the rear aspect, laminate flooring and a radiator.

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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