



**Brian Avenue**  
**Norwich, NR1 2PD**  
**Guide Price £500,000 - £525,000**

**claxtonbird**  
residential

## Brian Avenue, Norwich, NR1 2PD

\*\*\* Guide Price £500,000 -£525,000 \*\*\* ClaxtonBird are pleased to present this extended semi-detached house, ideally situated in a highly sought-after location, just moments away from an array of local amenities and City Centre of Norwich. This beautifully presented property features a spacious 22ft open-plan kitchen/reception room that serves as the heart of the home, creating a perfect space for entertaining and family gatherings. The well-appointed kitchen, equipped with built-in appliances, seamlessly flows into the dining area and a cosy family area, complete with an inviting wood burner. The ground floor also includes a practical cloakroom and a generously proportioned sitting room. Upstairs, you'll discover three bedrooms along with a four-piece family bathroom suite. Additional internal benefits include gas central heating and double glazing throughout, ensuring energy efficiency all year round. Outside, you will find convenient driveway parking and an enclosed rear garden, offering a peaceful retreat from vibrant city life.

### Entrance Porch

Double glazed entrance door, upvc double glazed windows to front and side aspect and tiled effect floor.

### Entrance Hall

Upvc double glazed window to side aspect, stairs to first floor, understairs storage cupboard, wood-effect floor, spotlights and radiator.

### Cloakroom

Low level WC, wash hand basin set in vanity unit, tiled splashback, tiled floor and upvc double glazed window to side aspect.

### Sitting Room 12'8" max x 13'5" (3.88 max x 4.10)

Upvc double glazed window to front aspect with fitted shutters, fitted cupboards to recess, wood-effect floor and radiator.

### Extended Open Plan Kitchen / Reception Rooms 22'10" max x 19'2" max (6.96 max x 5.86 max)

### Kitchen

Fully fitted kitchen comprising wall and base units with quartz work surface over, undermount one and a half bowl sink drainer, built-in oven with induction hob and extractor hood over, built-in dishwasher, built-in washing machine, space for American-style fridge freezer, central island with drawer units and quartz worksurface over, spotlights, tiled floor, upvc double glazed window to rear aspect and double glazed door to side.

### Dining Area

Space for dining table, spotlights, tiled floor, radiator, two Velux windows and upvc double glazed French doors leading out to the garden.

### Family Area

Space for seating area, chimney breast with inset feature wood burner, spotlights, tiled floor and radiator.

### First Floor Landing

Upvc double glazed window to side aspect, loft access and stripped wooden floor.

### Bedroom 13'6" x 10'8" to built in wardrobes (4.13 x 3.26 to built in wardrobes)

Upvc double glazed window to front aspect with fitted shutters, fitted wardrobes, stripped wooden floor and radiator.

### Bedroom 12'5" x 11'6" max (3.79 x 3.51 max)

Upvc double glazed window to rear aspect, stripped wooden floor and radiator.

### Bedroom 8'5" x 8'11" (2.58 x 2.74)

Upvc double glazed window to rear aspect, stripped wooden floor and radiator.

### Bathroom 6'9" x 8'5" (2.06 x 2.58)

Suite comprising panel bath with mixer tap, shower cubicle with inset shower, wash hand basin set in vanity unit with mixer tap, low level WC, part tiled walls, spotlights, extractor fan, towel rail radiator and upvc double glazed window to side aspect.

### Front Garden

Enclosed by hedging with shrubs and shingled driveway parking for two vehicles with gated side access.

### Rear Garden

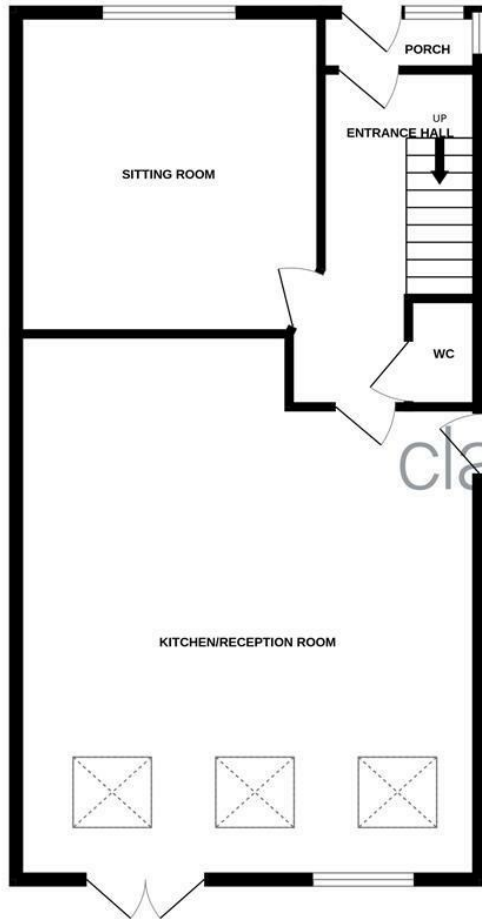
Lawned rear garden enclosed by fencing with patio seating area, a variety of flower, shrub and tree borders, timber shed and gated access to the front of the property.

### Agents Note

Council Tax Band C



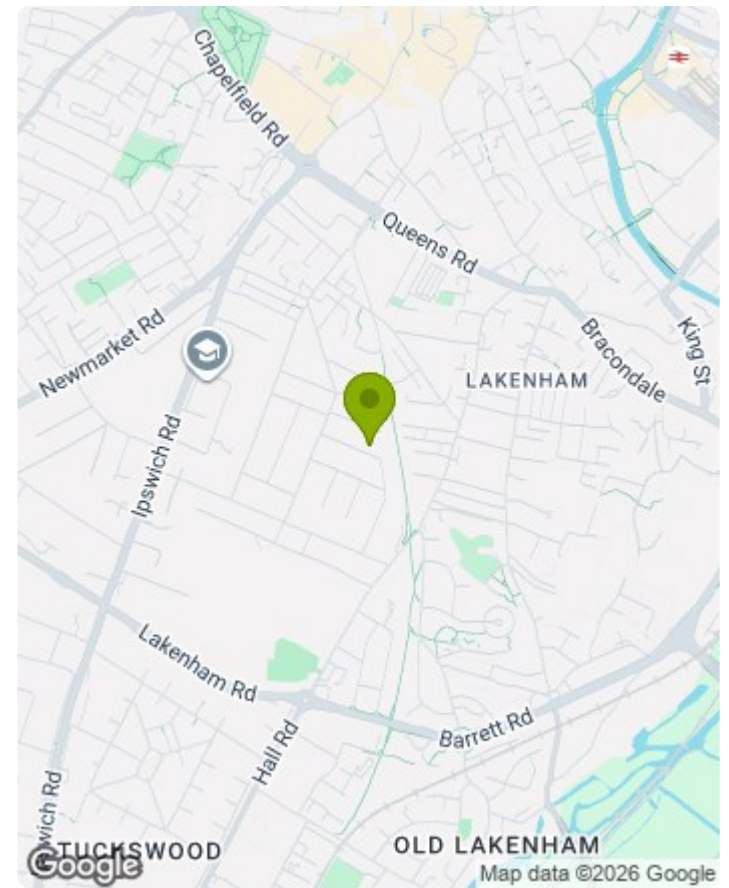
GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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. Made with Metropix ©2025

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- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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