



**Brian Avenue**  
**Norwich, NR1 2PD**  
**Guide Price £350,000 - £375,000**

**claxtonbird**  
residential

## Brian Avenue, Norwich, NR1 2PD

\*\*\* Guide Price £340,000 - £350,000 \*\*\* Tucked away on the picturesque Brian Avenue, this delightful 1930s semi-detached bungalow combines original character with modern living. As you enter through the original stunning leaded glass entrance door, you're initially welcomed by the dual-aspect bay-fronted sitting room, bathed in natural light and providing a cosy space for relaxation or entertaining. The remaining accommodation is also accessed through original panelled wooden doors, and includes a kitchen/breakfast room, two bedrooms and a shower room. The westerly-facing rear garden offers a tranquil retreat, complete with a charming pond and established shrubs, perfect for enjoying the afternoon sun. Additionally, the generous sunken front garden presents an exciting opportunity for off-road parking (subject to relevant planning consents). This bungalow is ideal for those seeking a peaceful home just a short stroll from the vibrant City Centre of Norwich.

### Entrance Hall

Original leaded glass entrance door and radiator.

### Sitting Room 12'0 x 10'10 + bay (3.66m x 3.30m + bay)

Double glazed bay window to front aspect, double glazed window to side aspect, feature fireplace with tiled surround and hearth, and radiator.

### Bedroom 12'9 x 11'9 into wardrobes (3.89m x 3.58m into wardrobes)

Double glazed window to front aspect, two built-in wardrobes, picture rail and radiator.

### Kitchen / Breakfast Room 12'0 x 12'8 max (3.66m x 3.86m max)

Fitted kitchen comprising a range of base units with work surfaces over, inset stainless steel single drainer sink unit, electric cooker point, plumbing for washing machine, useful pantry cupboard, wall mounted gas central heating boiler, double glazed windows to side and rear aspect, and door leading to the garden.

### Bedroom 11'9 x 10'9 (3.58m x 3.28m)

Decorative fireplace, picture rail, radiator and French doors opening out to the garden.

### Shower Room

Suite comprising shower cubicle, pedestal wash hand basin, WC, bidet, loft access, chrome upright towel rail, electric fan heater and double glazed window to rear aspect.

### Front Garden

Good-sized sunken garden, laid predominantly to lawn, with numerous mature plants and shrubs, and gated pathway leading to the entrance door. There is potential to add off-road parking (subject to the relevant planning/permissions)

### Rear Garden

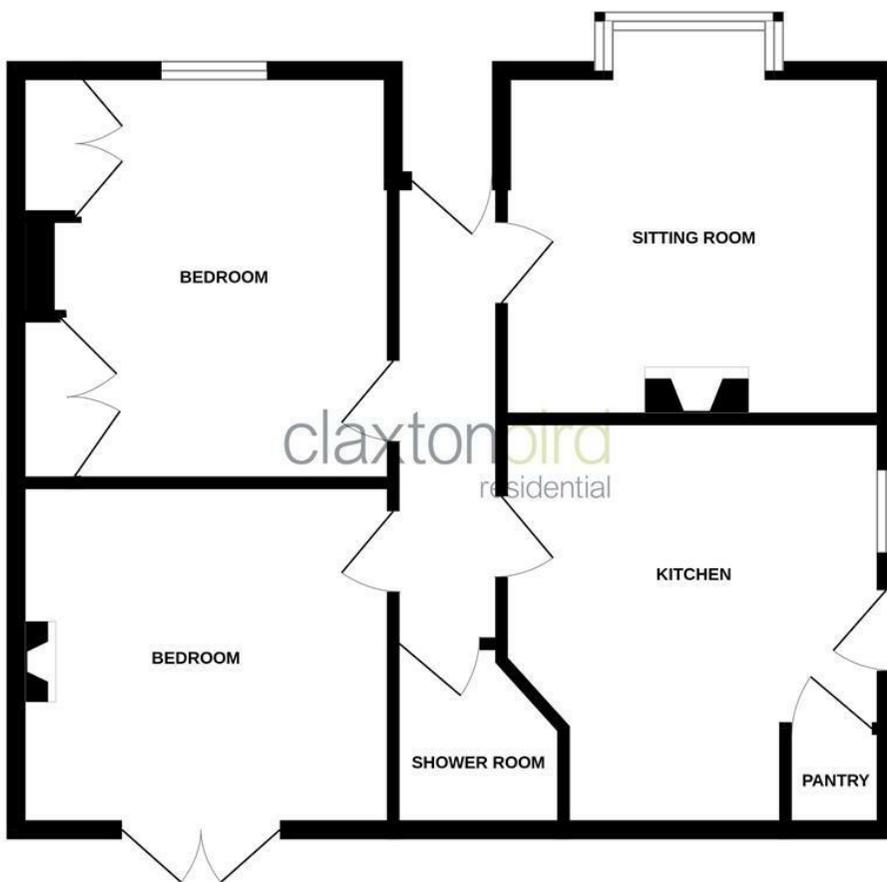
Delightful west-facing garden laid predominantly to lawn with mature hedge borders, trees, shrubs, pond and timber shed.

### Agents Note

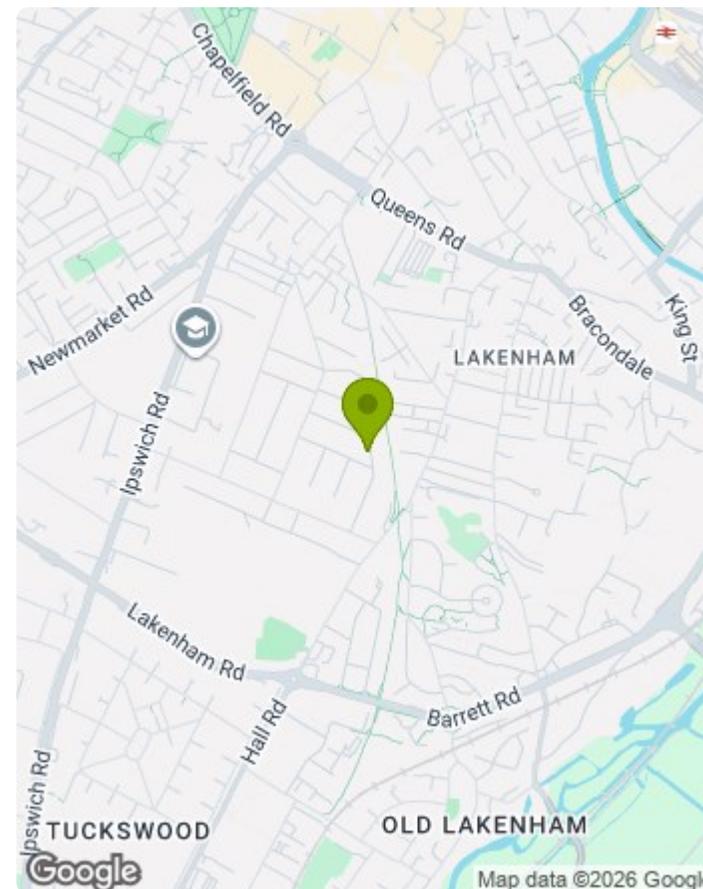
Council Tax Band A



# GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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