



37 Rye Avenue, Norwich

£280,000 Freehold

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LOCATION

A great central location just on the outskirts of the city centre within close proximity to Wensum Park and the riverside. The property has been well maintained and provides bright & airy spaces throughout with charming original features and a generous rear garden. Within walking distance are a range of shops and convenience stores for ease.

DVE AVENUE



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RYE AVENUE

Upon entering the property through the front door, you are greeted by a seamlessly laid laminate flooring that spans the entire space. Directly accessible from the entrance is the inviting living room, designed for relaxation and unwinding with loved ones. This well-appointed room features laminate flooring, ample room for free-standing furniture, a radiator, TV point, spotlighting, and double doors leading to the charming conservatory.

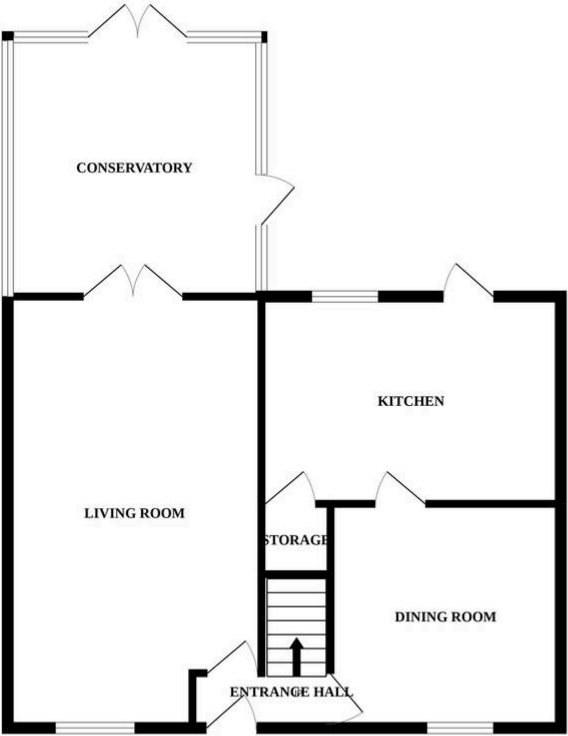
To the right, an equally impressive dining room awaits, boasting wood laminate flooring, a radiator, generous space for furniture, and a double glazed window providing a view of the front aspect. The adjacent ultra-modern kitchen is a culinary haven with matching wall and base units, granite countertops, a sink with a mixer tap, under-unit lighting, and a range of appliances.

A bright additional reception room, adorned with tiled flooring, welcomes you with its open layout, a radiator, ample space for furniture, and double doors leading to the rear. Moving to the upper floor, you'll find a spacious double bedroom featuring laminate flooring, a storage cupboard, a radiator, and a door leading to a balcony – a wonderful addition to the room. The second sizable double bedroom, with laminate flooring and a double glazed window overlooking the front aspect, provides ample space for free-standing furniture.

For added versatility, a third double bedroom, perfect as a study if not needed as a bedroom, offers laminate flooring, a radiator, and a double glazed window with a view of the rear aspect. The stylish family bathroom is adorned with tiled



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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