



## 40 Stafford Avenue, Norwich

£425,000 - £450,000 Freehold

\*Guide price: £425,000 - £450,000\* Situated on a generous plot, this four-bedroom family home offers flexible living spaces and a welcoming atmosphere, perfect for a growing family. The property features an open-plan kitchen, dining, and living area that creates a wonderful space for both everyday living and entertaining. An optional fifth bedroom provides additional versatility to suit your needs. Externally, the property benefits from off-road parking and a spacious rear garden, ideal for outdoor activities. This well-presented home combines comfort, style, and practicality in a sought-after location in Norwich.



## Location

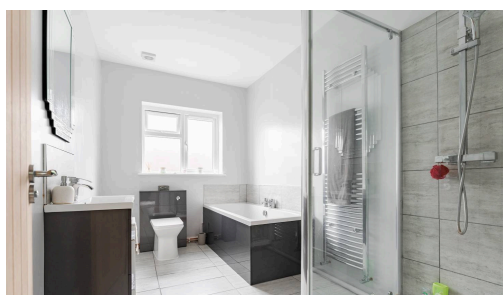
Stafford Avenue, located in the area of Norwich, is a well-established residential street situated to the west of the city centre. This location benefits from a quiet, suburban atmosphere while still being within easy reach of local amenities and transport links. The nearby University of East Anglia (UEA) provides both academic and cultural opportunities, and the popular shopping areas of Earlham Road and Dereham Road are just a short distance away, offering a wide range of shops, supermarkets, and restaurants. The city centre of Norwich, known for its historic sites, theatres, and independent shops, is also easily accessible by car or public transport. Stafford Avenue is well-served by local bus routes, and the A47 provides quick access to the wider region. For outdoor enthusiasts, the area is close to several parks, green spaces, and the River Wensum, offering plenty of opportunities for walking and leisure activities.



## Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - C





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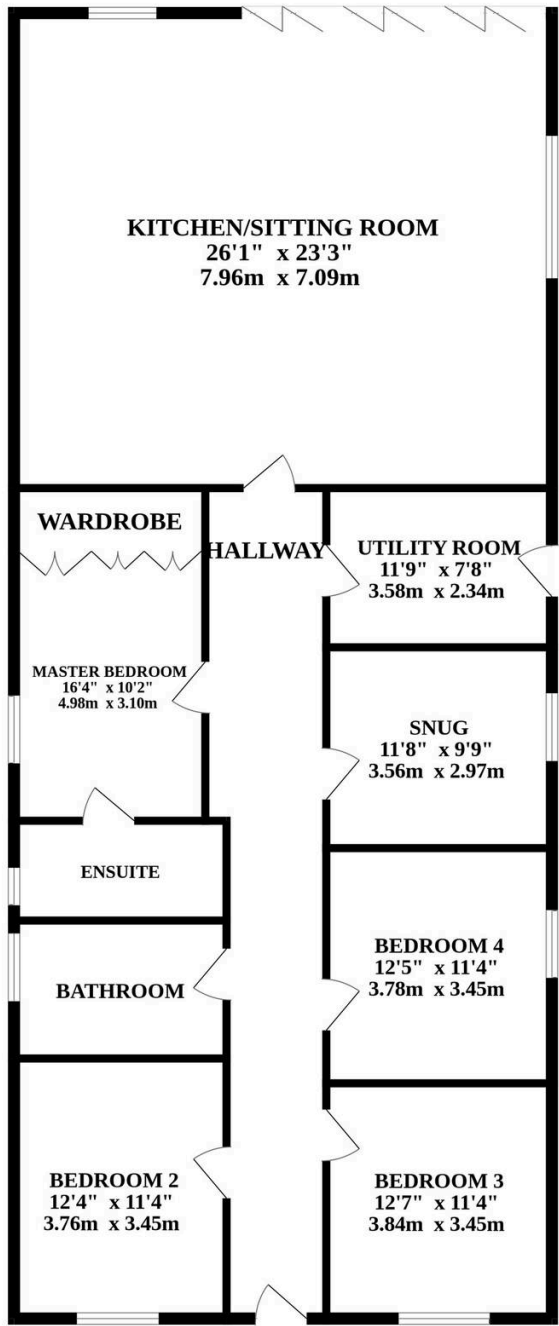
This beautiful home offers an exceptional open-plan kitchen, dining, and sitting room that is perfect for both everyday living and entertaining. The kitchen is fitted with a full range of base and wall-mounted units, and integrated appliances including a full-height fridge, freezer, hob, oven, dishwasher, and washing machine, all neatly concealed behind stylish cabinetry. A central breakfast island provides additional storage, and the dining area is bathed in natural light through bi-fold doors that open to the rear garden. The sitting area, complete with a wall-mounted electric fire, creates a cosy space to unwind. A separate utility room adds convenience, with a door leading to the side of the property.

The property also features a separate snug, offering an additional living space. There are four well-proportioned bedrooms, each with double-glazed windows and radiators. The principal bedroom benefits from built-in wardrobes and an en-suite shower room, while the other three bedrooms are equally spacious, with a mix of front and side-facing windows providing plenty of light. The family bathroom is fitted with a panel bath, separate shower cubicle, WC, and wash hand basin, as well as tiled splashbacks and a heated towel rail.

Externally, the front of the property is shielded from the road by a retaining brick wall, with mature trees and plants providing privacy. The driveway offers off-road parking for several vehicles. The large rear garden is mainly laid to the lawn and enclosed by panel fencing. There is also a shed, making it an ideal space for creating your outdoor haven.



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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