



13 Devon Avenue, Norwich
£575,000

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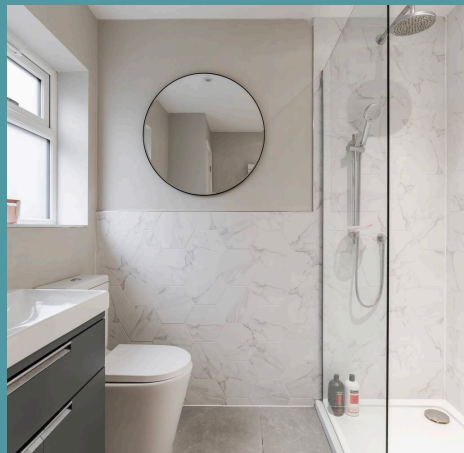
Norwich

This impeccably renovated detached chalet bungalow presents a rare opportunity to own a truly exceptional family home. Offering nearly 2000 square feet of luxurious living space, this stunning property combines modern sophistication with functional design, ensuring comfort for every member of the family. Its immaculate renovation makes it an ideal choice for those seeking a home that balances style with practicality, all in a sought-after location close to excellent schools and local amenities.

The Location

Situated on the outskirts of Norwich, Devon Avenue offers a prime location that provides residents with easy access to all the conveniences of modern living. Just a short drive from the heart of Norwich city, you'll experience the best of urban life while still enjoying the tranquility of this residential neighborhood.

The area is perfect for families, with excellent schools nearby, ensuring quality education for children. For commuters, the Norwich Northern Distributor Road (NDR) is conveniently close, offering swift connections to various parts of the city and beyond. Additionally, nearby shopping options, including an ASDA, add to the convenience of this well-connected location.





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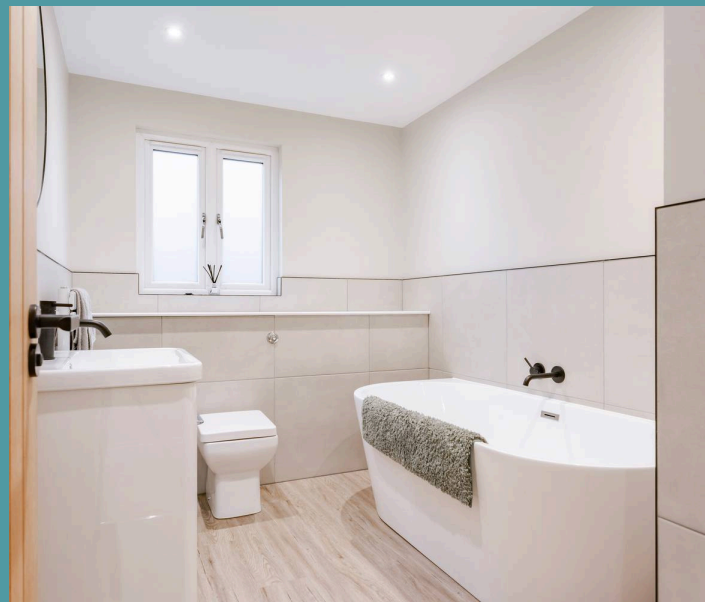
Norwich

Devon Avenue

Upon entering the home, you are greeted by a welcoming entrance hall leading to a selection of well-proportioned rooms, including two spacious bay-fronted double bedrooms that offer versatility for a range of uses. The property also features a sleek, contemporary shower room, a useful utility room and a 14ft sitting room, which could easily serve as a sixth bedroom, depending on your needs.

At the heart of the home lies the impressive open-plan kitchen and family room, an expansive space flooded with natural light. The kitchen is equipped with sleek, fitted appliances, a central island unit, and plenty of storage, making it as practical as it is visually striking. Herringbone style flooring adds an elegant touch to the space. The adjoining dining and lounge areas flow seamlessly, with elegant patio doors opening directly onto the rear garden, ideal for both family gatherings and entertaining.

The oak internal doors, meticulously finished to the highest standard, complement the modern monochrome fixtures throughout, from the carefully chosen handles to the clean lines and understated details. With copious amounts of light streaming in from large windows, this area is both airy and inviting, perfect for relaxing or hosting guests.





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Upstairs, you'll find a stylish family bathroom and three generously sized double bedrooms, each offering ample storage and space for relaxation. The property also benefits from a recently updated gas central heating system and double-glazed windows, ensuring comfort throughout the year.

Externally, the property offers extensive parking with a driveway that accommodates several vehicles, with additional access via double gates leading to a detached double garage at the rear of the property.

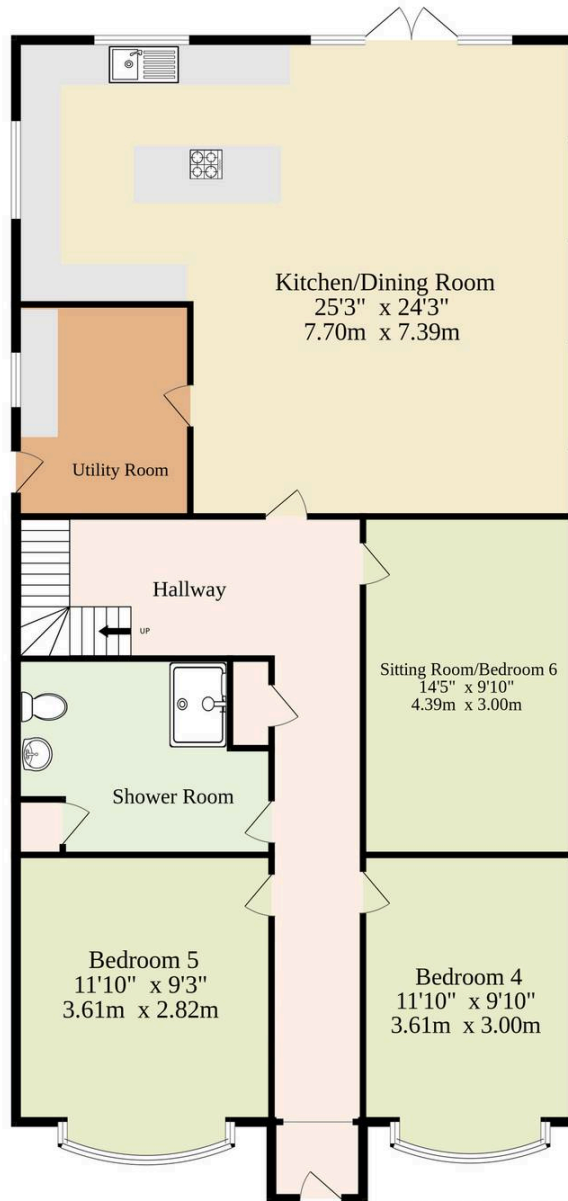
This versatile garage is equipped with power, light, and an electric door, as well as a shower room, offering endless potential for a home studio, games room, or even the possibility of converting into a self-contained annex (subject to planning approval). The beautifully maintained rear garden is a real highlight, featuring a large lawn area and a patio—perfect for outdoor dining and family gatherings.

Agents Note

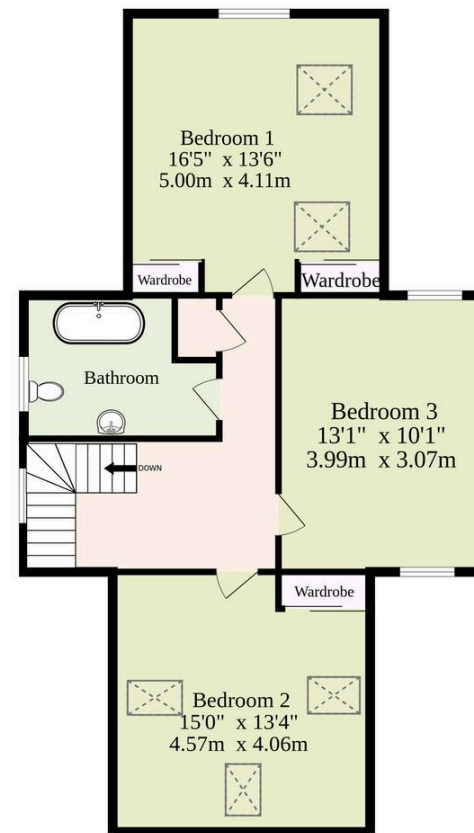
Sold Freehold



Ground Floor
1181 sq.ft. (109.7 sq.m.) approx.



1st Floor
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 1939 sq.ft. (180.1 sq.m.) approx.

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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