



6 Church Avenue, Halvergate  
£260,000



# 6 Church Avenue

Halvergate, Norwich

Proudly positioned on a generous size plot, lies this mid-terrace residence with countryside views that stretch as far as the eye can see. It is the perfect opportunity for first time buyers or families searching for spacious and flexible accommodation, that can adapt to your own preferences and style. Showcasing two reception rooms, a kitchen, a conservatory, three bedrooms and a bathroom. Externally, you will find an extensive garden, a office outbuilding, an outdoor WC, a shed and a driveway providing off-road parking.

## Location

Halvergate is a picturesque village located in the county of Norfolk. Situated on the edge of the Norfolk Broads, it lies between the towns of Acle and Great Yarmouth, offering easy access to both the Broads National Park and the Norfolk coast. Surrounded by open marshland and rich agricultural landscapes, Halvergate is part of the Halvergate Marshes, a Site of Special Scientific Interest known for its diverse wildlife and traditional grazing marshes. The village's rural charm and proximity to natural beauty make it a peaceful yet well-connected place to live.





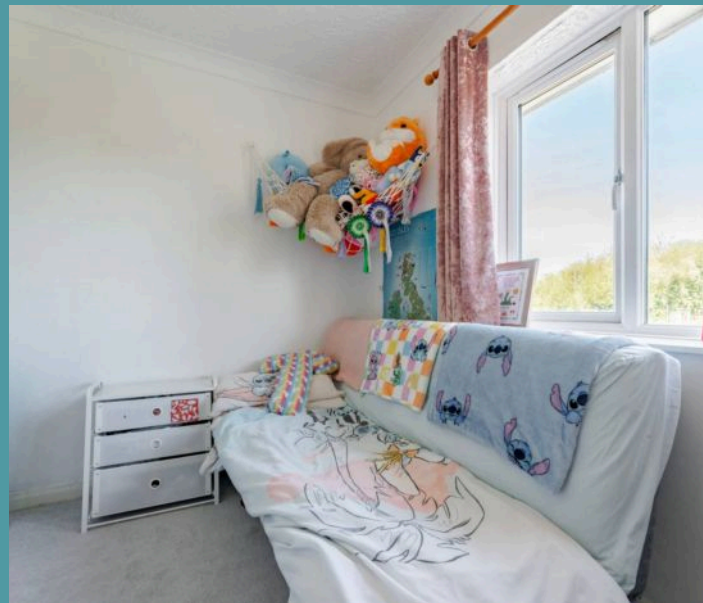
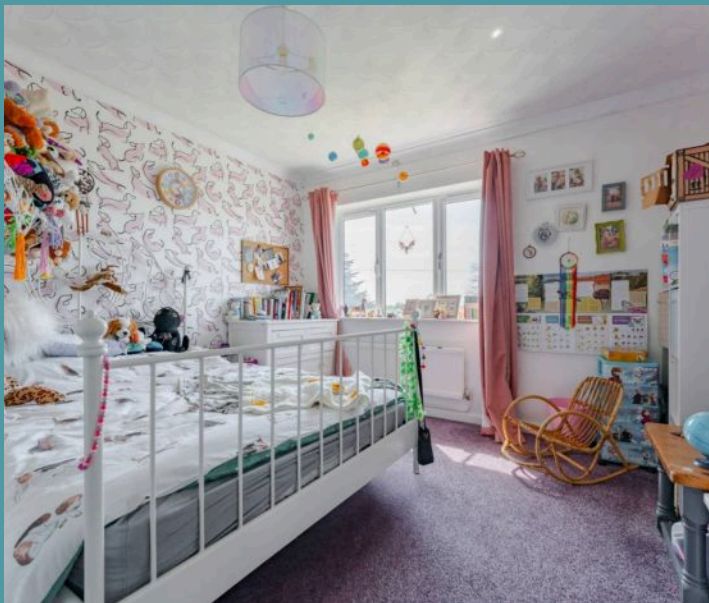


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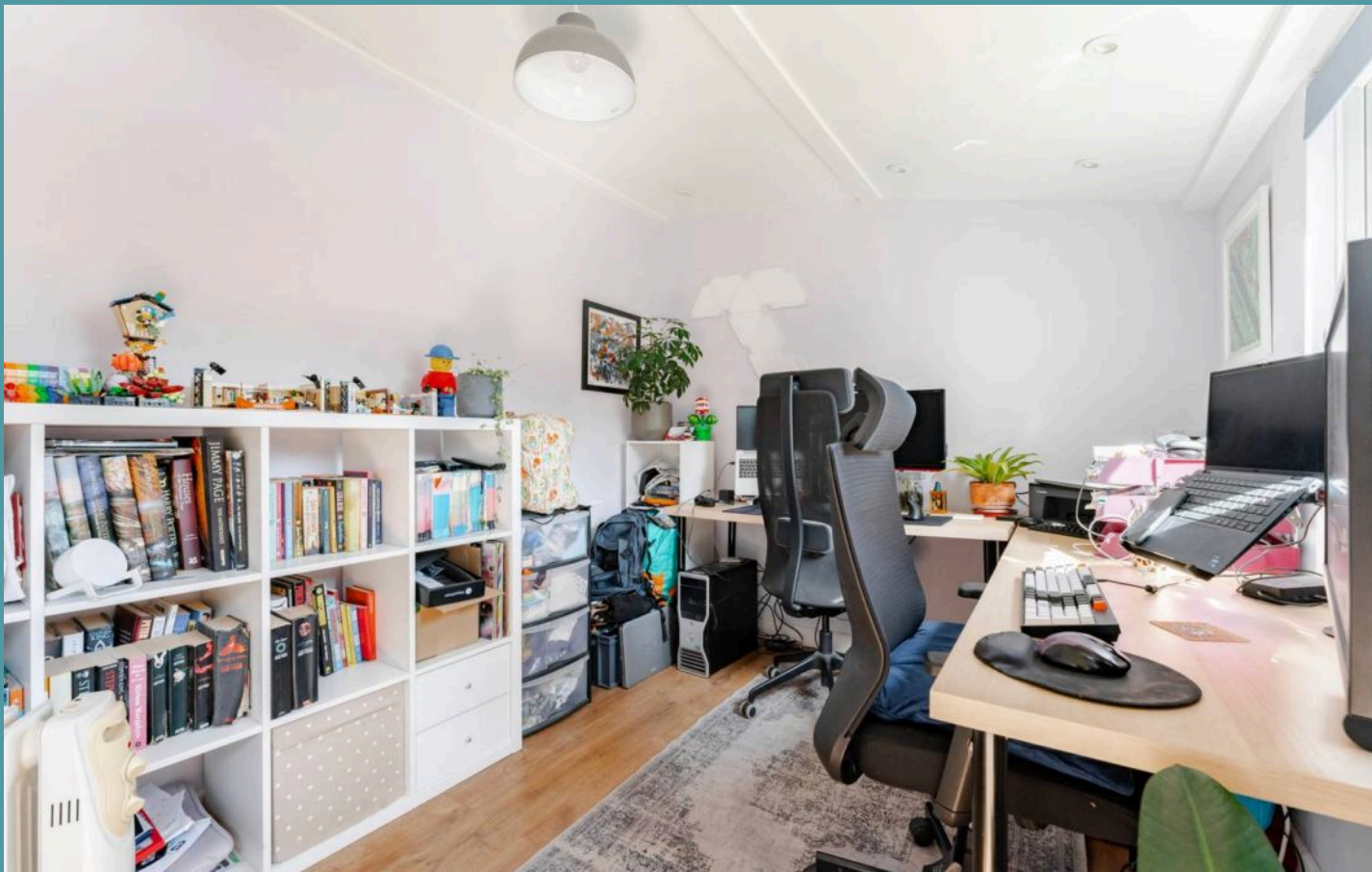
Halvergate, Norwich

With a layout designed to effortlessly flow from one space to another, this home is the perfect canvas for first-time homeowners or growing families. The warmth of the sitting room invites relaxation and entertaining, whilst the versatile dining room encourages intimate family meals or gatherings with loved ones. The kitchen is fitted with units, appliances and storage, to be able to cook your favourite meals. The light-filled conservatory extends the reception space, allowing you to enjoy the outdoors within the comfort of your home.

Ascending the staircase, you will discover three bedrooms of varying sizes, each designed to offer relaxation and privacy. The family bathroom comprises of a three piece suite, accommodating all residents in the household.



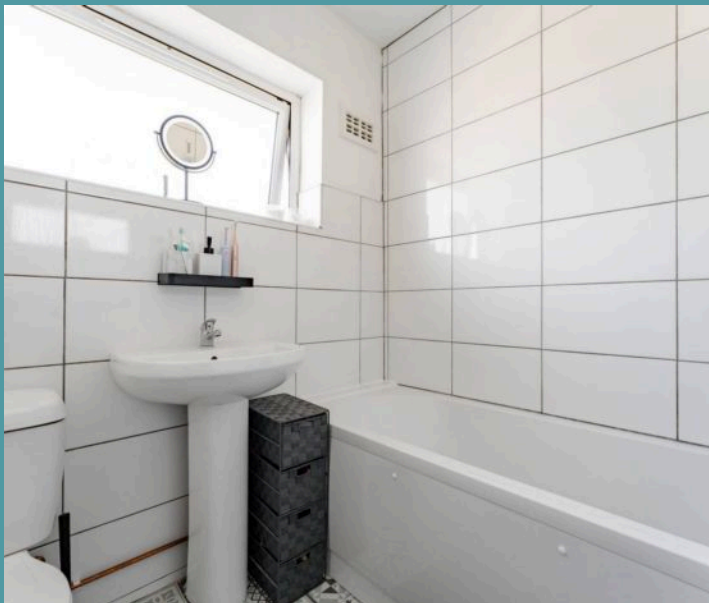




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Outside, you'll find an extensive garden offering endless possibilities for outdoor activities and enjoyment, whether that is gardening, relax in the afternoon sunshine or enjoy garden activities. There is plenty of space for a summerhouse or greenhouse, if required. The office is suitable for someone that works from home, or alternatively a dedicated space for hobbies or gym equipment. A shed is perfect storing your garden equipment and tools, alongside an outdoor WC. At the front of the residence is a maintained garden and a driveway providing off-road parking, with a residents carpark moments away from the property.







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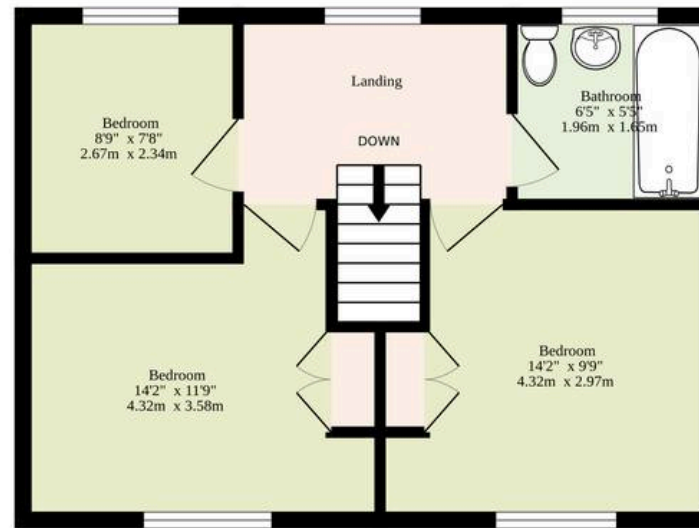
Halvergate, Norwich

- Mid-terrace residence set on a generous size plot, in the small village of Halvergate
- Overlooking countryside fields that stretches as far as the eye can see
- Perfect first home or family home, ready for you to adapt to your own preferences and style
- Spacious sitting room inviting relaxation and entertaining
- Versatile dining room encouraging intimate family meals and gatherings with loved ones
- Light-filled conservatory with views of the garden
- Three bedrooms that vary in size and a family bathroom
- Extensive garden offering endless possibilities for outdoor activities and enjoyment, complete with an office outbuilding, a shed and an outdoor WC
- Driveway providing off-road parking for multiple vehicles

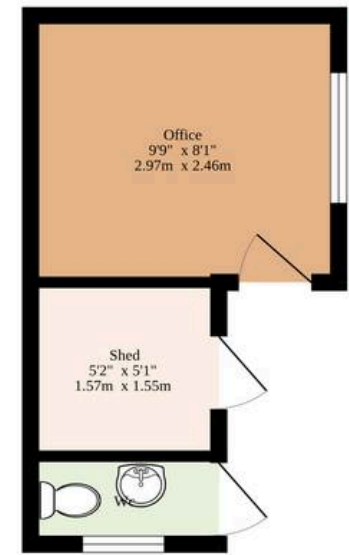
Ground Floor  
458 sq.ft. (42.5 sq.m.) approx.



1st Floor  
469 sq.ft. (43.6 sq.m.) approx.



Outbuildings  
119 sq.ft. (11.1 sq.m.) approx.



Sqft Includes The Outbuildings

**TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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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