



108 Avenue Road, Norwich  
£500,000



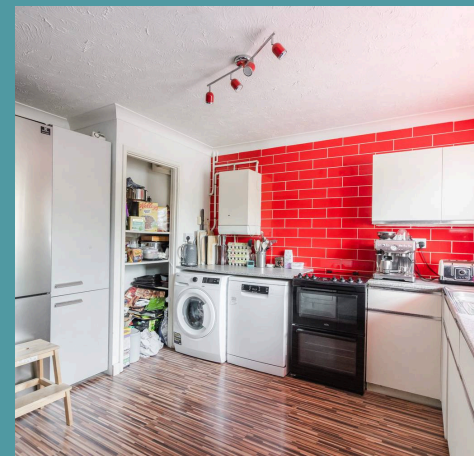
# 108 Avenue Road

## Norwich

Step into your perfect family home, a spacious and versatile detached residence nestled just moments from Norwich city centre. Offering the ideal balance of comfort, style, and practicality, this well-appointed property features four double bedrooms, a welcoming sitting room with French doors and a brick fireplace, a modern kitchen, and a flexible study space. With a south-facing private garden, off-road parking, and an integral garage, it's a rare opportunity to enjoy city living with space to grow.

### Location

Norwich NR2 is a vibrant and sought-after area located just west of Norwich city centre, offering a blend of historic charm and modern convenience. Known for its tree-lined streets and characterful Victorian and Edwardian homes, NR2 encompasses popular neighbourhoods such as the Golden Triangle, which is especially favoured by professionals, families, and students alike. The area benefits from a wide range of amenities including independent shops, cafes, restaurants, and pubs along Unthank Road and Earlham Road. It is also within close proximity to several well-regarded schools and the University of East Anglia. Transport links are excellent, with regular bus services providing easy access to the city centre and Norwich railway station, which offers direct trains to London Liverpool Street and other regional destinations. The A11 and A47 roads are also easily accessible, making NR2 well-connected for commuters.







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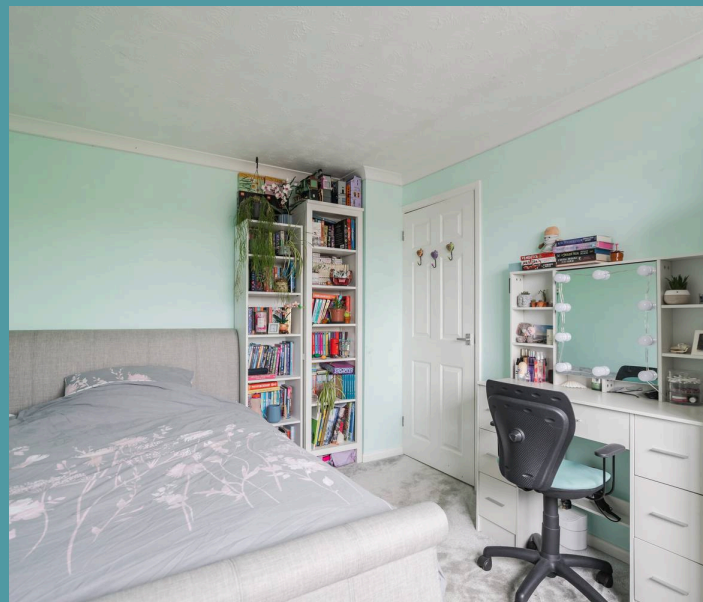
Norwich

Offering flexible and generous accommodation, the home is designed to adapt seamlessly to your lifestyle needs. Upon entering, you are welcomed by a bright and spacious entrance hall, complete with a convenient cloakroom, ideal for guests and day-to-day family living.

The sitting room is a standout space, featuring a charming brick-built fireplace that adds warmth and character, while French doors open out onto the garden, creating a seamless flow between indoor and outdoor living. It's the perfect spot for relaxing evenings or entertaining friends and family.

The kitchen is both stylish and functional, fitted with contemporary units, ample worktop space, and under-counter areas for appliances, including a pantry-style cupboard for additional storage. Adjacent to the kitchen, a versatile study offers the ideal environment for working from home, and can just as easily serve as a home gym, playroom, or guest bedroom, depending on your needs.

Upstairs, you'll find four well-proportioned double bedrooms, each offering ample space and natural light, making them ideal for a growing family or hosting visitors. The family bathroom is tastefully appointed and centrally located to serve all bedrooms comfortably.







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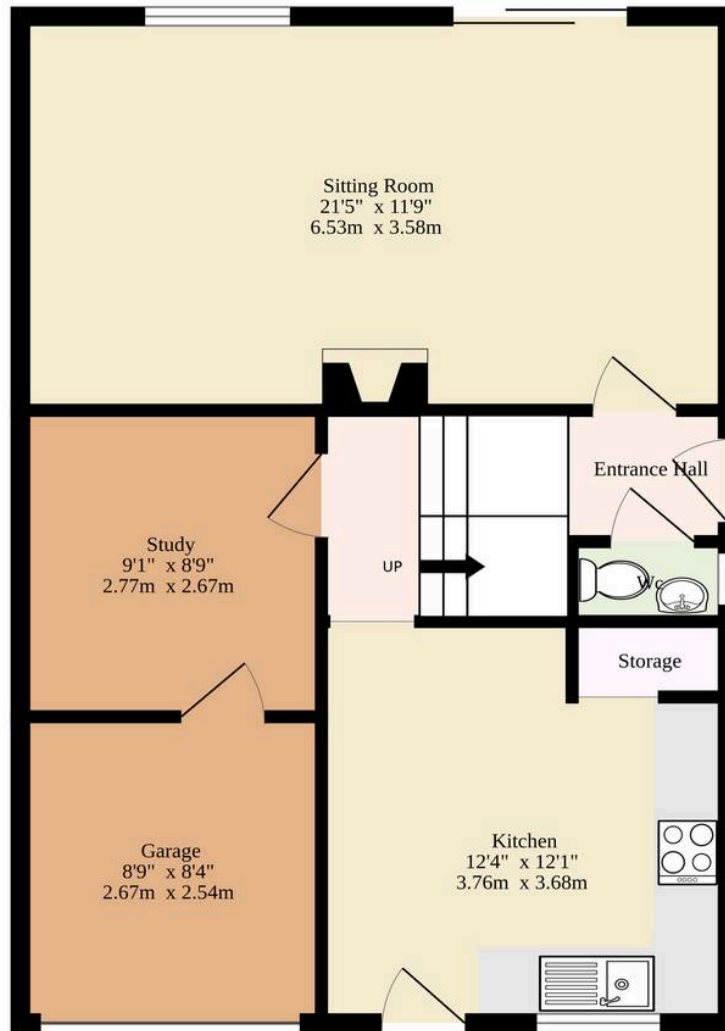
Outside, the south-facing rear garden is both private and well-maintained, featuring a patio area perfect for al fresco dining, a laid-to-lawn for children or pets to play, and a timber storage shed for gardening tools or bikes. A private driveway provides off-road parking, while the integral garage offers additional storage or potential for conversion (subject to planning).

- Detached residence in the vibrant city of Norwich
- Moments away from the city centre, offering a wide range of amenities and transport links
- Perfect family home with spacious and flexible accommodation, ready to adapt to your own preferences and style
- Spacious sitting room accentuated by a brick-built fireplace and French doors, inviting relaxation and entertaining
- Kitchen fitted with modern units, under-counter areas for appliances and pantry-style cupboard
- A versatile study suitable for working from home, with the option to be a gym, a playroom or additional accommodation
- Four double bedrooms and a family bathroom
- Well-maintained and private south-facing garden, with a patio area, a laid to lawn and a timber storage shed
- Driveway providing off-road parking and an integral garage for storage options

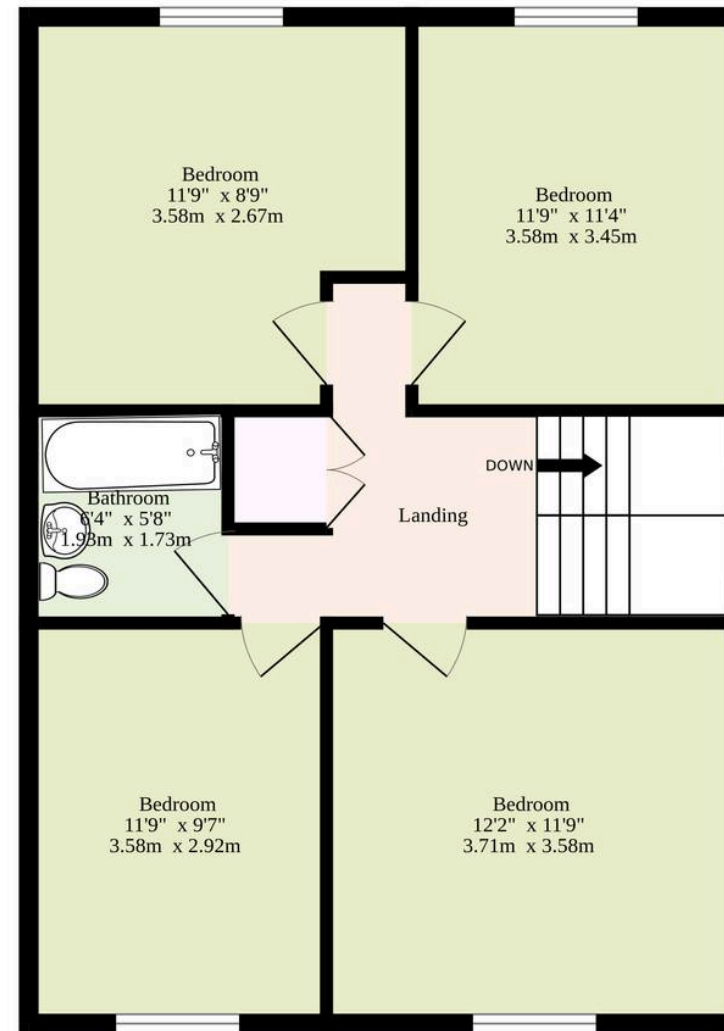




**Ground Floor**  
615 sq.ft. (57.1 sq.m.) approx.



**1st Floor**  
621 sq.ft. (57.7 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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