



7 Sutherland Avenue, Norwich

Offers in Region of £300,000

# 7 Sutherland Avenue

Norwich, Norwich

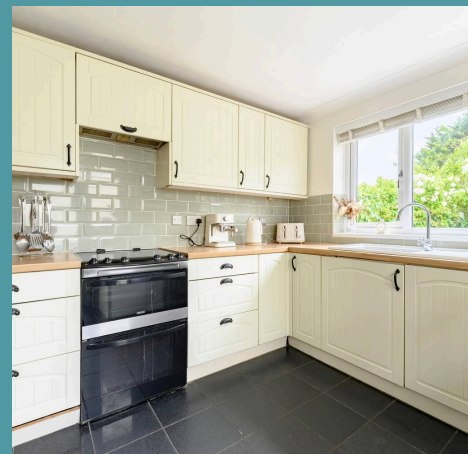
Set on Sutherland Avenue in the well-connected area of Hellesdon, this three-bedroom family home offers space, comfort and a great lifestyle. The property features off-road parking for two, a storm porch, and a bright, welcoming interior perfect for modern family living. A spacious open-plan sitting and dining area enjoys dual-aspect light and a charming feature fireplace, while the extended kitchen boasts wood-effect surfaces, breakfast bar and garden access. Upstairs includes two generous double bedrooms, a third versatile room, a modern ensuite, and a beautifully updated family bathroom with freestanding bath and bold tiling. The south-east facing rear garden is a fantastic size and also hosts a powered garden office – ideal for working from home. All this is set within easy reach of excellent schools, transport links and everyday amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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### The Location

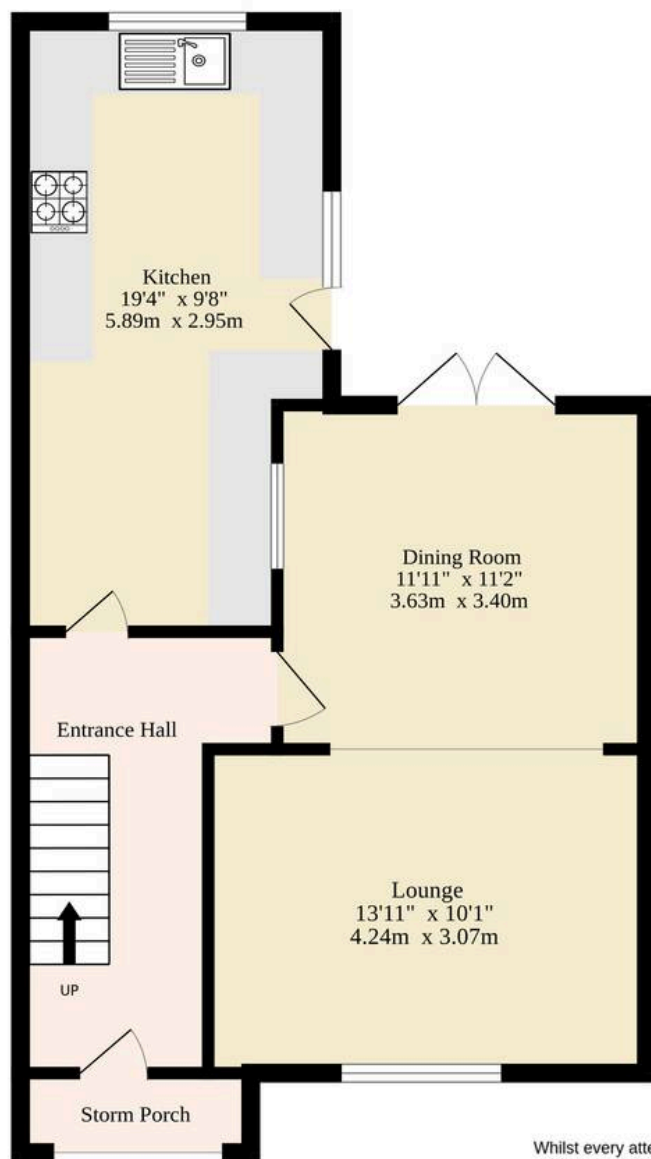
Hellesdon is a well-established and highly sought-after suburb to the northwest of Norwich, offering a fantastic mix of convenience, amenities, and community spirit. Everyday essentials are easily covered with a large Asda supermarket, Tesco Express and a variety of independent shops, as well as popular pubs and takeaways catering to all tastes.

Families benefit from excellent schooling options, including Infant and Junior Schools, Firsides Junior School and Hellesdon High School with its sixth-form provision.

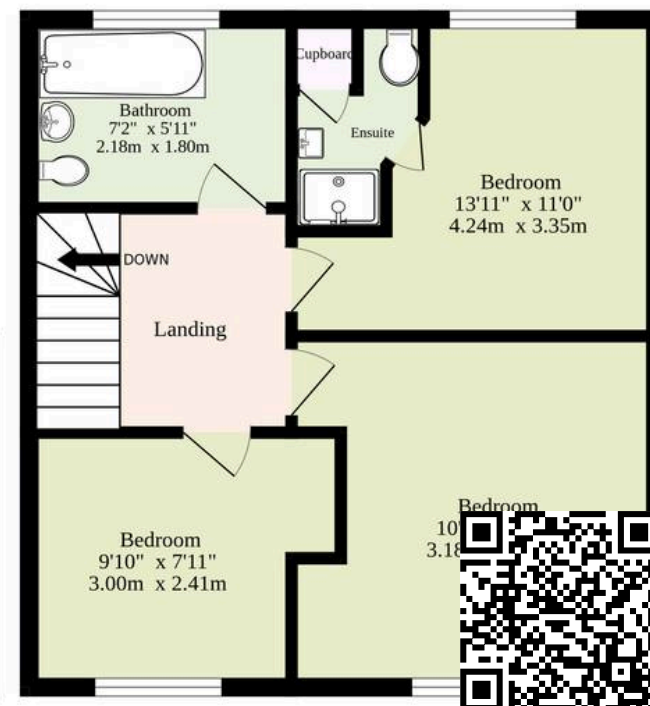
The area is well-connected, with frequent bus



Ground Floor  
629 sq.ft. (58.4 sq.m.) approx.



1st Floor  
435 sq.ft. (40.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1064 sq.ft. (98.8 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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