



52 Avenue Road,
Norwich



Minors & Brady

52 Avenue Road

Norwich

Situated within the highly regarded NR2 area of Norwich, just west of the city centre, this well presented two bedroom mid terrace house offers spacious and well-arranged accommodation in a sought-after setting with a strong community feel. A large dual aspect lounge and dining room with a feature fireplace forms the main living space, leading through to a fitted galley kitchen with gloss white units and wood effect work surfaces. A conservatory extends the living space and opens onto an enclosed rear garden designed for low maintenance. Upstairs, a generous double bedroom sits to the front, with a second bedroom to the rear providing access to a contemporary family bathroom. Avenue Road is ideally placed within easy reach of independent cafés, popular pubs and everyday amenities, making this a well-positioned home for convenient city living.

Location

Positioned just to the west of the city centre, Avenue Road sits within the highly regarded NR2 area of Norwich, well known for its attractive period homes and strong sense of community. Everyday amenities, independent cafés, and popular pubs can be found along nearby Unthank Road and Earlham Road, while the city centre offers a wide range of shopping, dining, and cultural attractions, including Norwich Market and the Theatre Royal. The University of East Anglia and the Norfolk and Norwich University Hospital are both easily accessible, making the area particularly convenient for professionals and academics. Regular bus services and direct routes towards the A47 provide straightforward travel across the city and beyond.





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Stepping inside, an entrance porch leads into a large dual aspect lounge and dining room, creating a bright and comfortable main living space. A front facing window brings in natural light, while a timber fireplace surround with inset fire forms a focal point within the sitting area. Carpet flooring runs throughout, and there is ample room for both seating and dining furniture, with a natural flow through to the kitchen at the rear.

Arranged in a galley layout, the kitchen is fitted with gloss white wall and base units paired with wood effect work surfaces. An integrated oven with hob and extractor is set within the cabinetry, alongside undercounter appliance space and a stainless steel sink and drainer positioned beneath the window. White tiled flooring continues underfoot, and glazed double doors open into the conservatory.

The conservatory extends living space and provides an additional reception area, enclosed by uPVC glazing beneath a glazed roof which allows light to filter through. Tiled flooring continues from the kitchen, and double doors open directly onto the rear garden.

Stairs rise from the lounge/diner to a first floor landing, where a built in storage cupboard offers practical space for household items. Two carpeted bedrooms are arranged off this level. Positioned to the front, the principal bedroom is a comfortable double with a large window. A second bedroom sits to the rear, suitable for a single bed or study area.



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Accessed via this room, the bathroom is fitted with a panelled bath with shower over and glass screen, pedestal wash basin and low level WC. Large format wall tiles surround the bath area, and a frosted window allows natural light while maintaining privacy.

Outside, the rear garden is enclosed by brick walls and timber fencing. It is designed for low maintenance, being mainly paved with planted borders and established shrubs adding greenery along boundaries.

To the front, a small forecourt garden sits behind a low brick wall. For added convenience, on road parking is available to the front of the property.

Agents notes

Sold freehold, connected to main services water, electricity, gas and drainage.

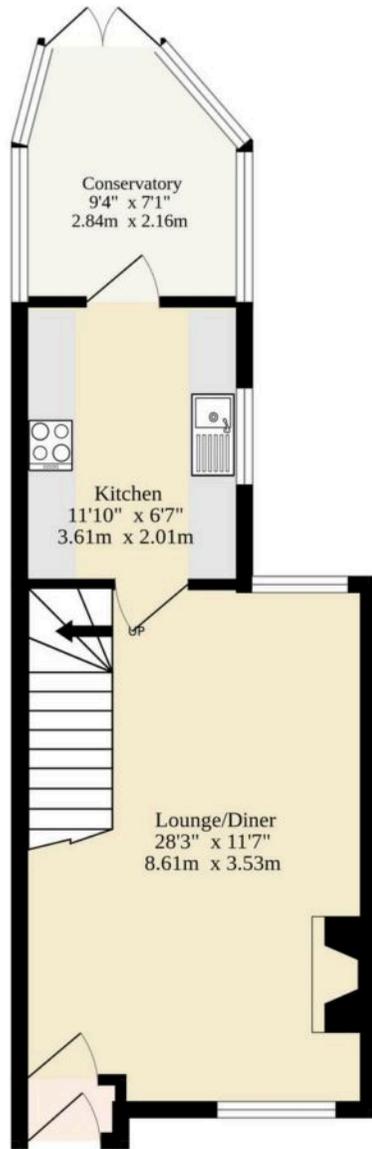
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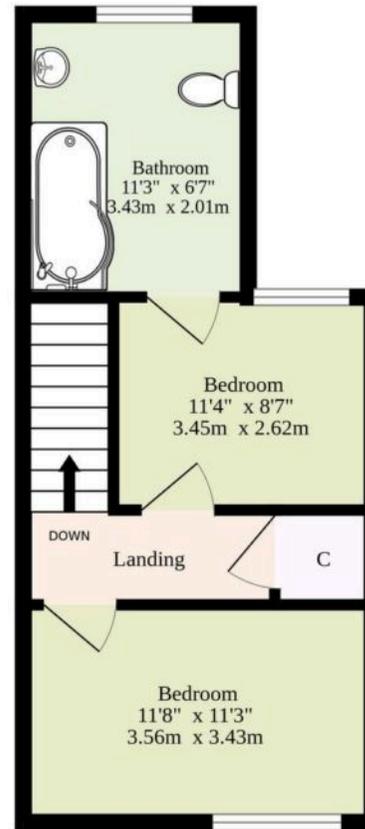


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Ground Floor
492 sq.ft. (45.7 sq.m.) approx.



1st Floor
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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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