

248 North Park Avenue, Norwich

Minors & Brady

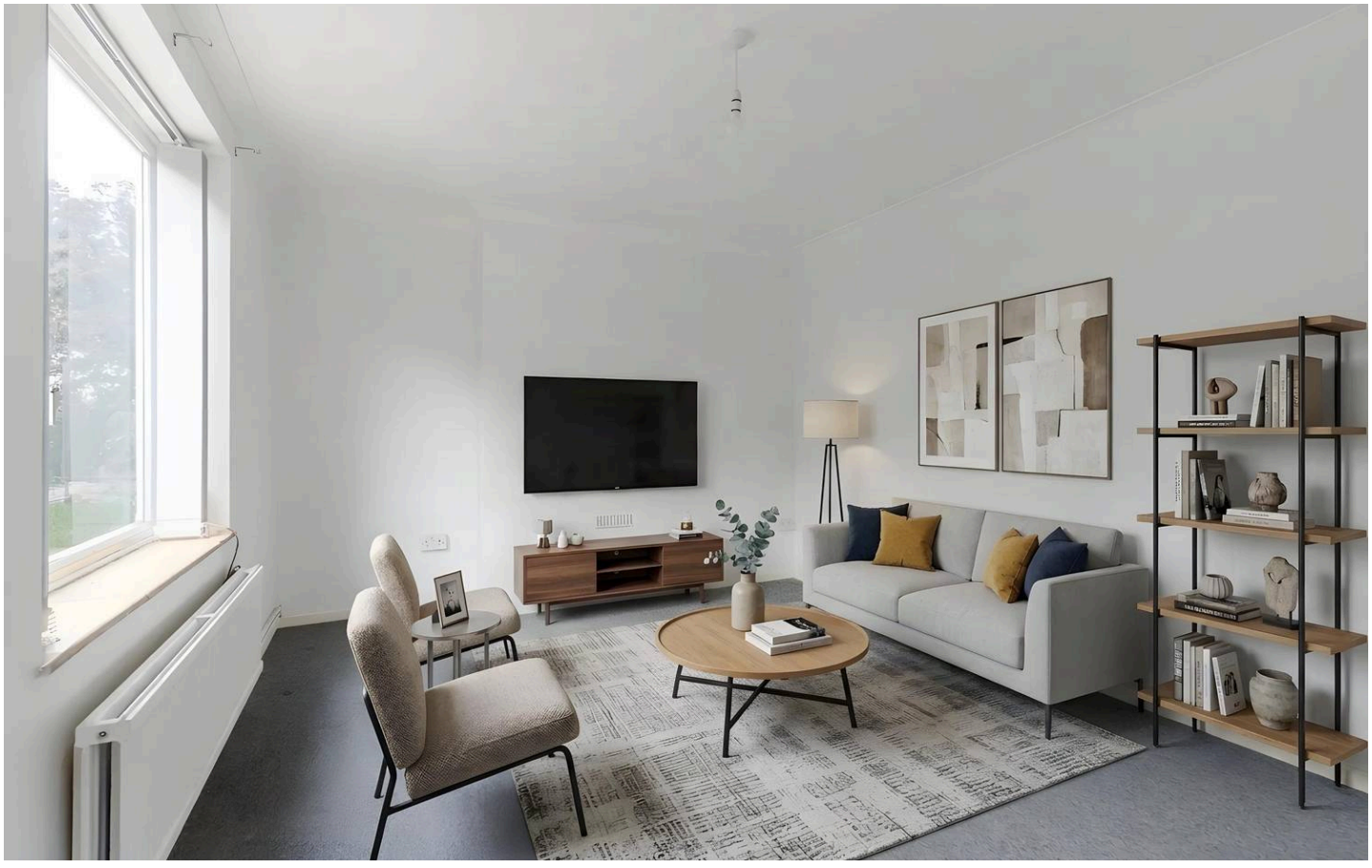
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Norwich

This well-presented two-bedroom ground-floor flat is offered with no onward chain and enjoys an attractive position within a popular residential area of Norwich. Ideally placed within walking distance of the University of East Anglia, the property offers comfortable accommodation with the added benefits of driveway parking and private gardens to both the front and rear.

With two double bedrooms, a spacious living room and a practical layout, this is an appealing opportunity for first-time buyers, professionals or investors looking for a well-located home.

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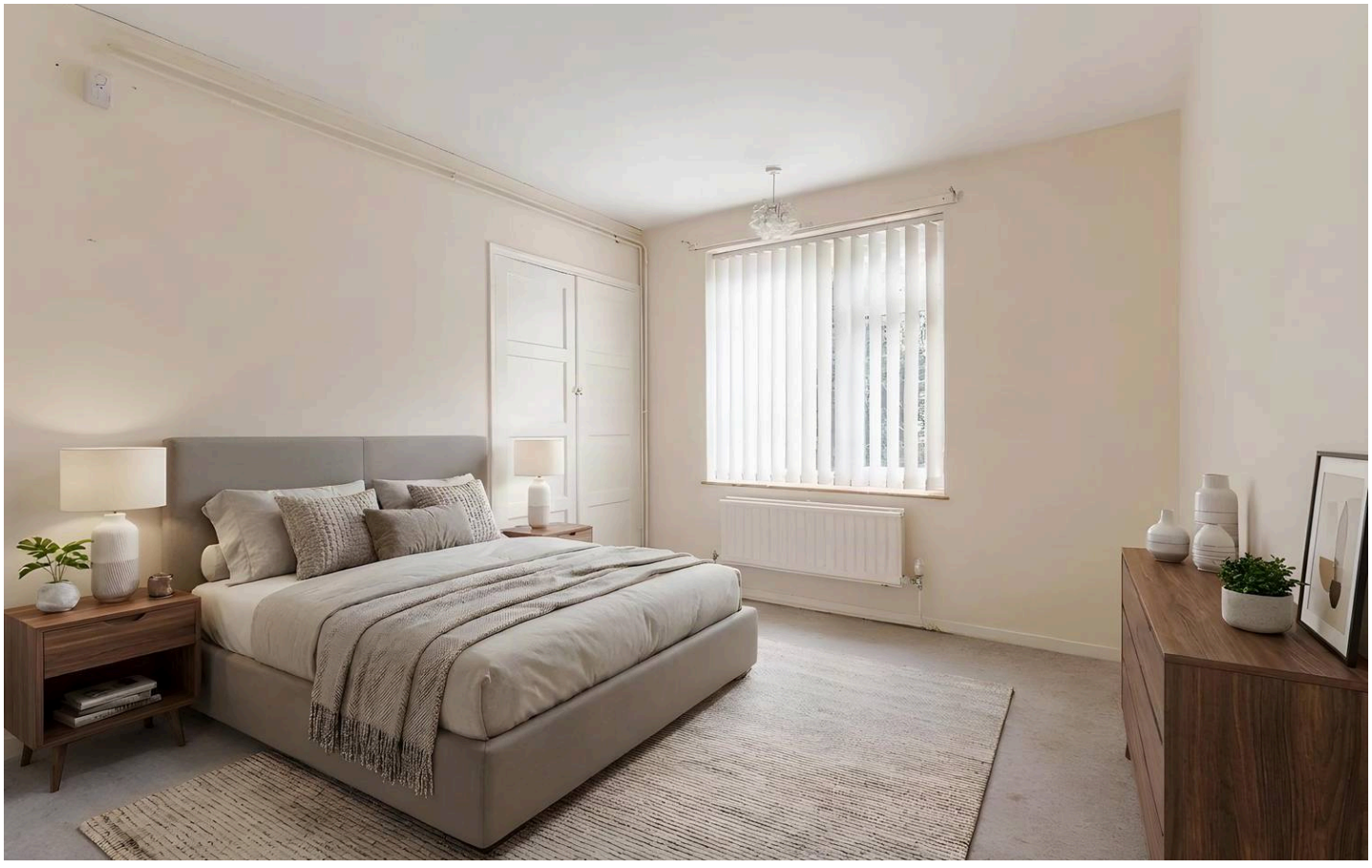


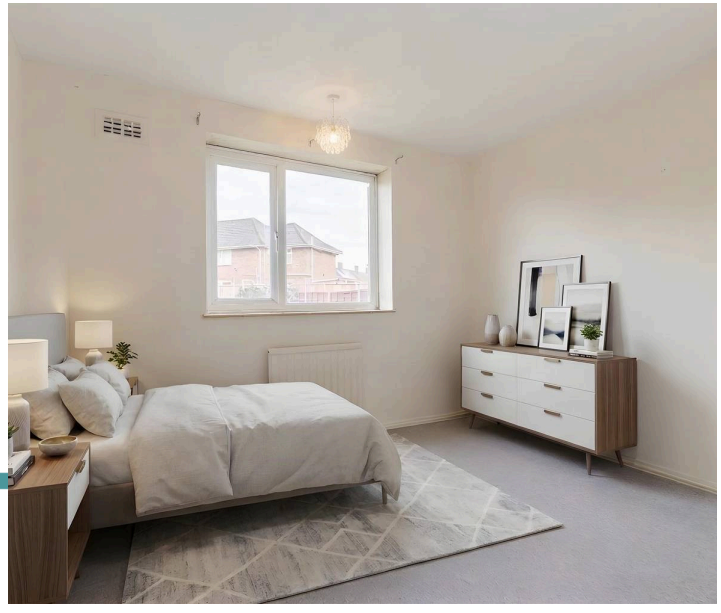
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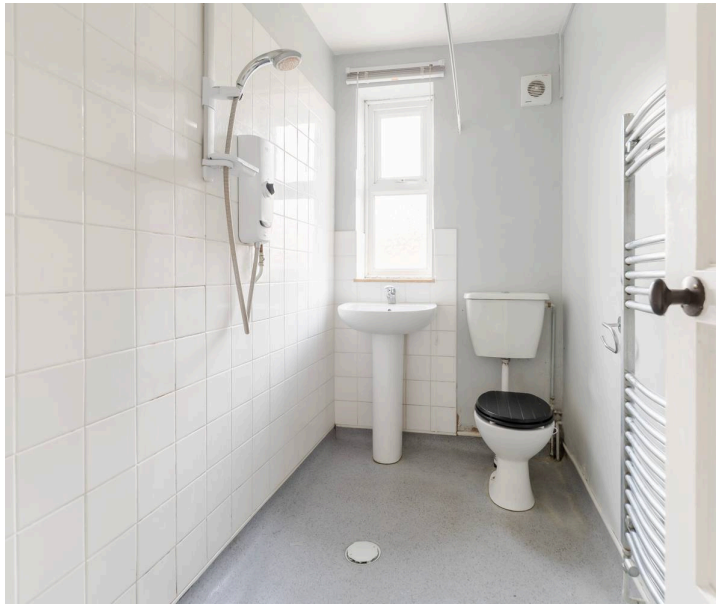
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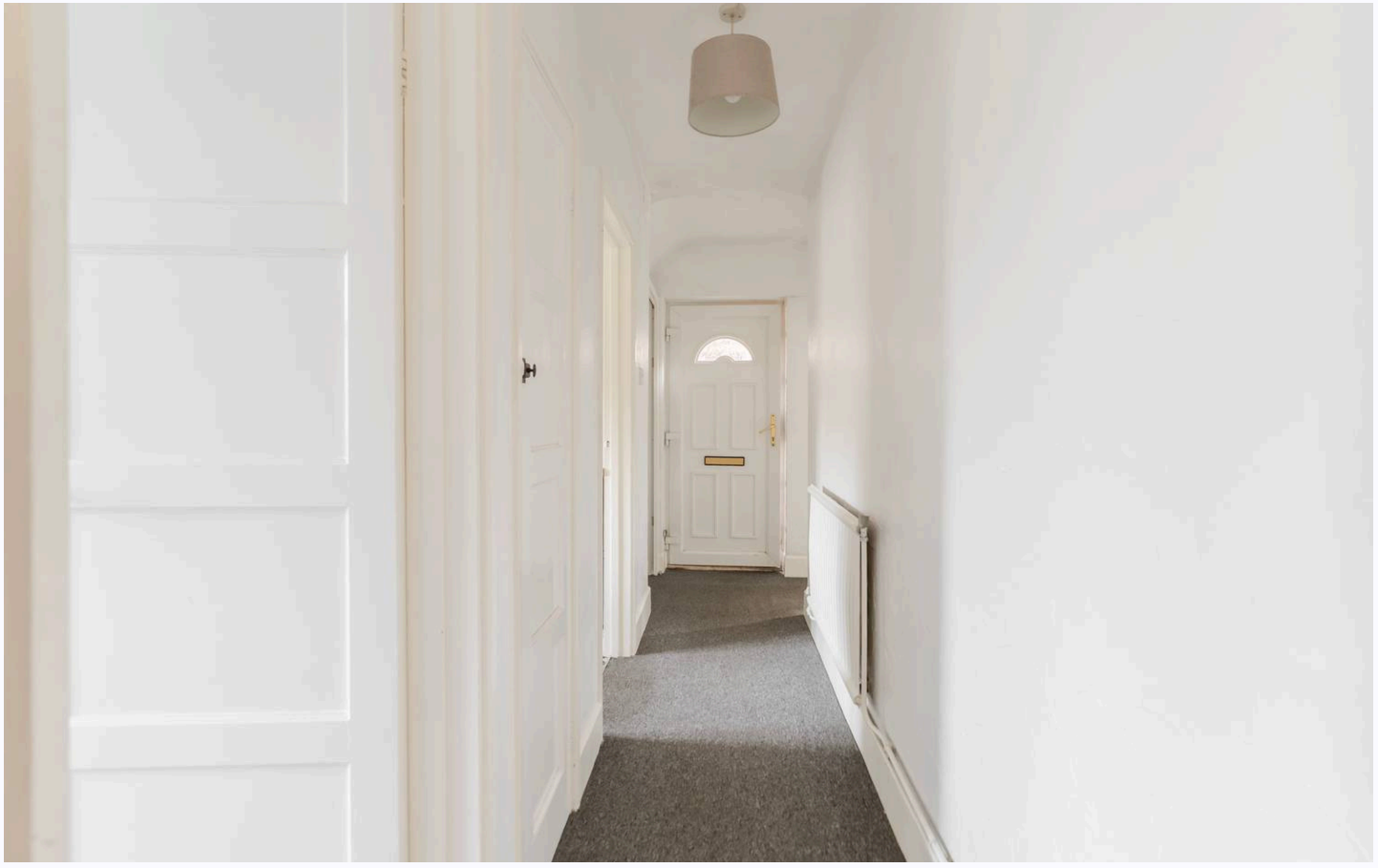
- Offered with no onward chain, providing an excellent opportunity for a straightforward purchase
- Well presented two bedroom ground floor flat in a popular residential area of Norwich
- Conveniently positioned within walking distance of the University of East Anglia, making it an appealing choice for first time buyers, professionals and investors
- Bright and spacious living room offering a comfortable main reception area with plenty of room for seating and relaxation
- Fitted kitchen providing a practical range of storage and workspace, with space for appliances
- Two well proportioned double bedrooms, offering comfortable accommodation and flexibility for guests or home working
- Modern shower room providing a practical and well appointed bathroom facility
- Private front and rear gardens, offering useful outdoor space for relaxing, gardening or entertaining
- Well positioned for local amenities, shops, public transport links and Norwich city centre, with the added appeal of its proximity to the UEA

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Location

Situated in the popular residential area of Eaton, on the southern side of Norwich, the property enjoys a convenient setting with a good balance of green space, local amenities and city connections. Eaton Park is close by, offering an attractive outdoor setting with open lawns, mature trees, a café, tennis courts and recreational facilities, making it ideal for walking, leisure and spending time outdoors. The nearby University of East Anglia and Sainsbury Centre provide further educational and cultural amenities, while a range of local shops, cafés and everyday conveniences can be found within the surrounding area. Norwich city centre is readily accessible, offering an extensive choice of independent retailers, high street shopping, restaurants, cafés and historic attractions. The area is also well placed for access to the A11 and A47, while Norwich railway station provides regular rail connections to destinations including London.

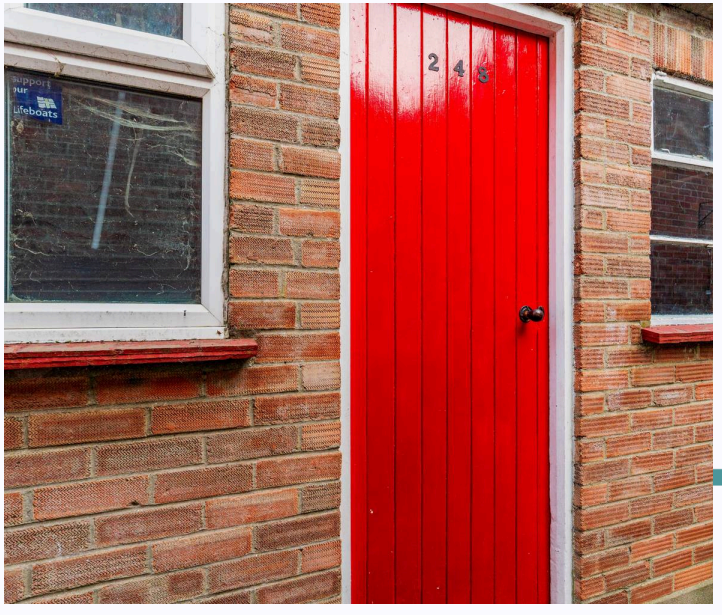
North Park Avenue, Norwich

The property opens into a welcoming entrance hall, which provides access to all of the main accommodation, along with useful built in storage.

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The spacious living room offers a comfortable setting for relaxing and everyday living, with a front aspect window allowing natural light into the room and plenty of space for a range of furniture.

The fitted kitchen is positioned to the rear and provides a good selection of wall and base units, complemented by work surfaces and space for the usual appliances. Its practical layout offers a functional space for everyday cooking, with the rear aspect providing a pleasant outlook.

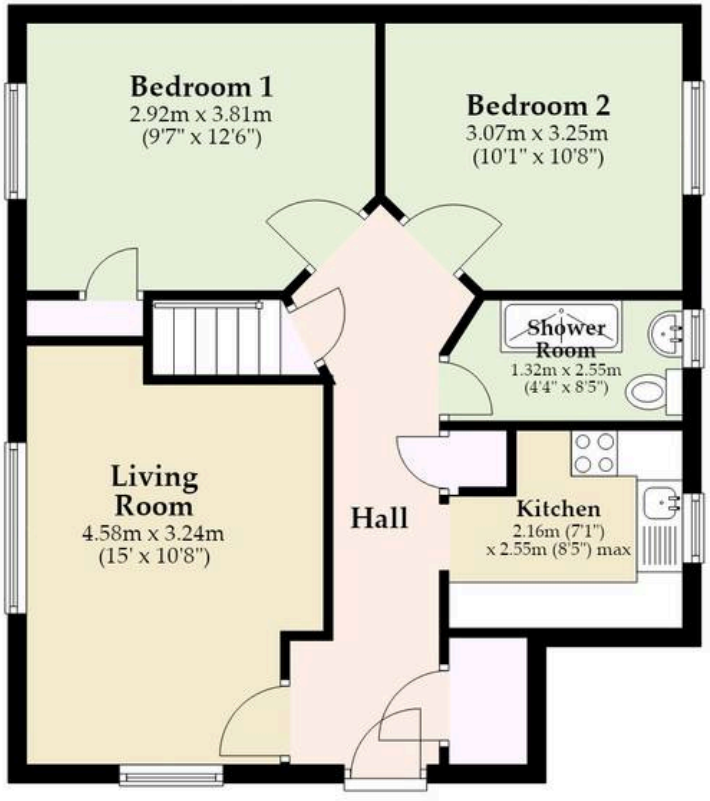
There are two well proportioned double bedrooms, both offering comfortable accommodation and flexibility for a variety of needs. The main bedroom is positioned to the front, while the second bedroom overlooks the rear garden. The accommodation is completed by a wet room, fitted with a shower, WC and wash hand basin.

Outside, the property benefits from gardens to both the front and rear. The enclosed front garden is approached via a pathway leading to the entrance, while the driveway provides valuable off road parking. To the rear, the generous private garden is mainly laid to lawn and offers plenty of space for outdoor seating, gardening and enjoying the warmer months. A brick built storage shed also provides useful additional space for garden equipment and household belongings.

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Ground Floor

Approx. 59.7 sq. metres (642.9 sq. feet)



Total area: approx. 59.7 sq. metres (642.9 sq. feet)

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.
Plan produced using PlanUp.

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