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## Bowers Avenue, Norwich, Norfolk, NR3 2PY

A semi-detached property, with no onward chain, ideal as a family home or investment opportunity. Located to the north of the city centre with easy access to local amenities that include the Sloughbottom Park with its children's playground, football pitches and BMX course, primary and high schools, independent retailers as well as an Asda superstore.

Set back and screened from the road by a low brick wall the property is approached over a shingle driveway providing off-road parking and access to an easy to maintain front garden. To the rear of the property a generous plot has been developed into a working garden with raised beds, fruit trees, a green house and a timber storage shed.

The property enters into an entrance hallway, where separate internal doors lead into a family lounge with feature fireplace and a dining room with an adjoining kitchen. Doorways from the kitchen lead to the rear garden, back into the lounge and through to a family bathroom with a separate toilet. To the first floor, three bedrooms, one with a built-in wardrobe completes the accommodation.

The property further benefits from its proximity, of approximately two miles, to Norwich city centre and provides excellent retail therapy, restaurants, night life and historical interest. The Marriots Way, a twenty-six miles long footpath, bridle and cycle route between Norwich and Aylsham provides a perfect opportunity to enjoy a safe, off-road routes for dog walking and family countryside enjoyment.

Agents note: The gas back boiler is currently not in use and needs to be recommissioned.



Semi- Detached



House



Older



1 Bathroom



2 Receptions



3 Bedrooms



Tax Band A



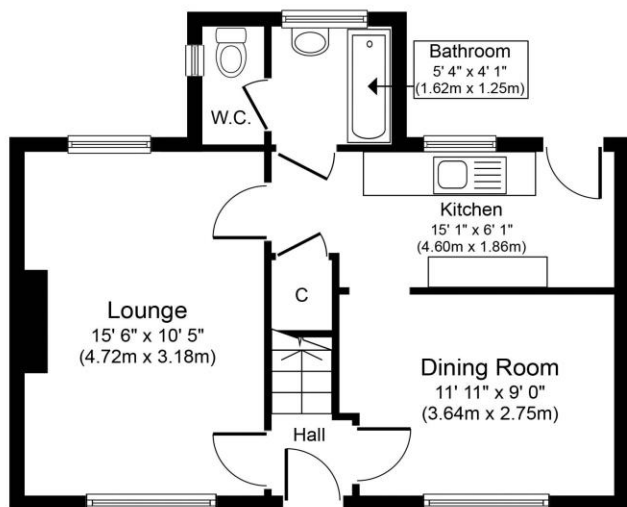
Off-Road  
Parking



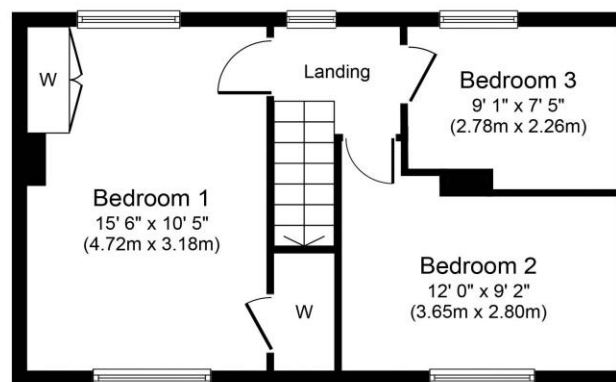
No  
Garage







**Ground Floor**  
Approximate Floor Area  
444 sq.ft.  
(41.3 sq.m.)



**First Floor**  
Approximate Floor Area  
398 sq.ft.  
(36.9 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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