



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Bramble Avenue, Norwich, Norfolk, NR6 6LH

A detached family home, located within the suburban village of Hellesdon, with easy access to local amenities that include schooling, public houses and restaurants, convenience stores and an industrial estate. Situated approximately one mile from Norwich airport and less than four miles north of the city centre, Hellesdon readily affords near access into Norwich whilst also providing a community lifestyle on the outskirts of the city.

Set back from the road, the property is approached over a hardstanding driveway providing off-road parking and access to an easy to maintain shingle garden. To the rear, a paved terrace extends away from the property to an enclosed lawn garden with a timber storage shed.

Well-presented throughout, the property enters into a hallway where separate internal doors lead into a cloakroom, a third bedroom or study and a modern lounge dining room with an adjoining conservatory, where double doors open out to the rear garden. A further door from the hallway leads into a fitted kitchen, which overlooks the dining area. To the first floor, two further bedrooms, one with built in storage and a family bathroom completes the accommodation.

Access to the welcome dual Northern Distributor Road further complements the property's location, creating significant agility to navigate the city to the north and beyond to the coastline and renowned Norfolk Broads, whilst also creating efficient access to the dual Southern Bypass.



Detached



House



Modern



1 Bathroom
1 Cloakroom



2 Receptions



3 Bedrooms



Tax Band D

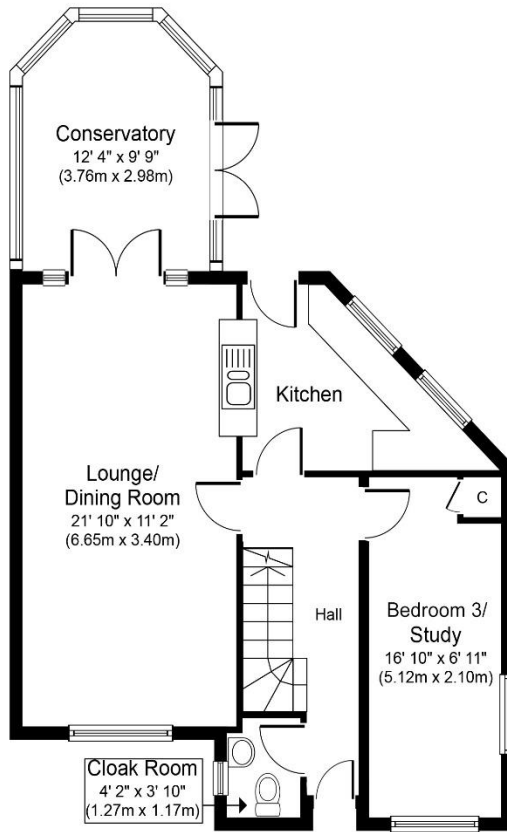


Off-Road
Parking

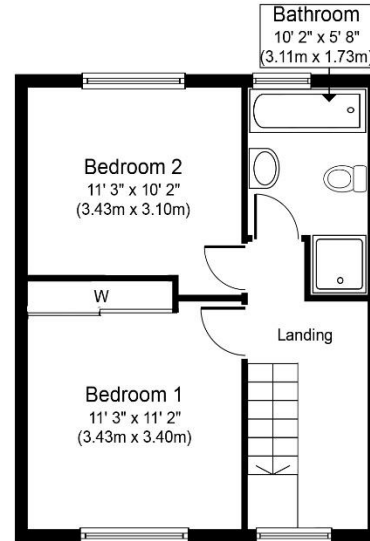


No
Garage





Ground Floor
Approximate Floor Area
678 sq. ft.
(63.0 sq. m.)



First Floor
Approximate Floor Area
388 sq. ft.
(36.0 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. 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		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782



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