



1 South Avenue, Norwich - NR7 0EY

£600,000

*Guide Price £600,000 - £650,000 * Enjoying a coveted riverside setting, just a short stroll from the River Yare, this exceptional family home offers an idyllic setting. The property boasts stunning curb appeal and a spacious, light-filled interior, perfect for entertaining guests. With its three generously sized reception rooms, including a charming sitting room with a fireplace, and a versatile annexe this home provides ample space for both relaxation and hosting. The expansive wrap-around garden offers a space with a terraced patio, pond, and vibrant flower beds. Conveniently located near the city, this prime riverside home offers the perfect blend of seclusion and accessibility.

Minors & Brady
Estate Agents, Lettings and Property Management

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

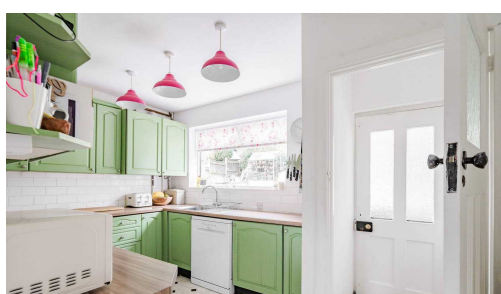
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The Location

Situated at South Avenue, this property enjoys a prime location offering a balanced lifestyle. Residents can indulge in leisurely walks along the scenic River Yare. With convenient bus links to the city, excellent schooling options catering to all ages and nearby cafes and shopping options including Sainsbury's, the location is thoughtfully designed for everyday convenience. For those commuting, easy access



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South Avenue

This optimal family home boasts stunning curb appeal and is ideally located on a sought-after street. Upon entering, you'll be greeted by a spacious and light-filled interior, perfect for hosting family and friends.

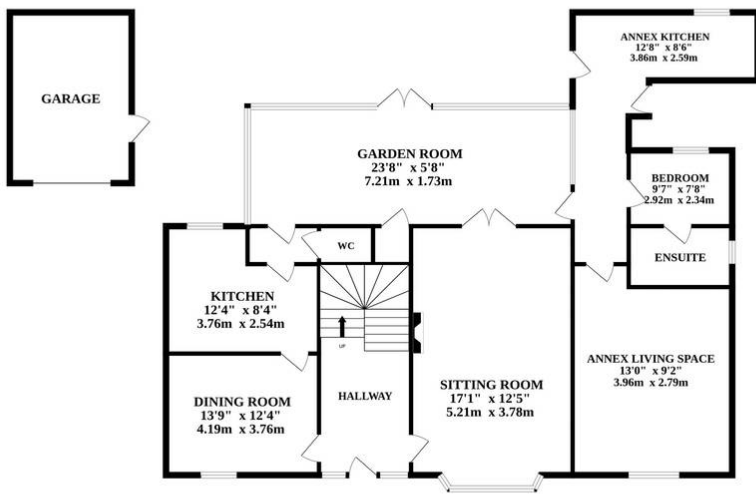
The home features three generously sized reception rooms, including a charming sitting room with a fireplace and bay fronted window and a formal dining room for entertaining. The colourful kitchen is equipped with modern appliances and patterned flooring, and offers convenient access to the garden room, a versatile extension of living space that can be adapted to suit your lifestyle.

A unique feature that sets this home apart is the versatile annexe, attached to the main house but offering a separate feel. Comprising a lounge, bedroom and kitchenette, it's ideal for accommodating guests or multi-generational living. With its private entrance, the annexe provides a sense of privacy and independence, making it perfect for those who value personal space, such as older children or extended family members.

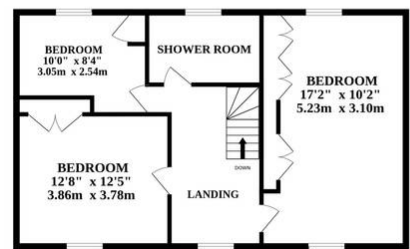
Upstairs, you'll find three spacious double bedrooms, each with ample storage to keep your belongings organised. The bathroom facilities include a modern shower room with contemporary sanitaryware and tiled flooring, offering a space to retreat to for self-



GROUND FLOOR



1ST FLOOR



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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