



1a Hillside Avenue, Norwich

In Excess of £525,000

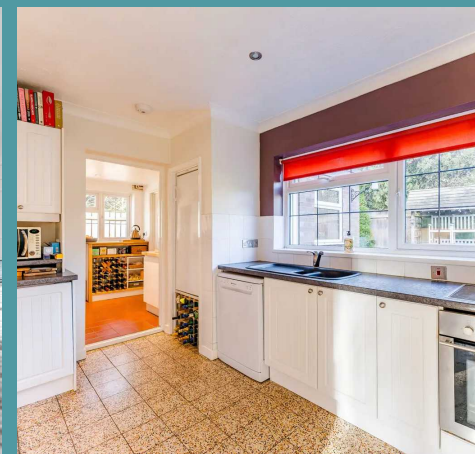
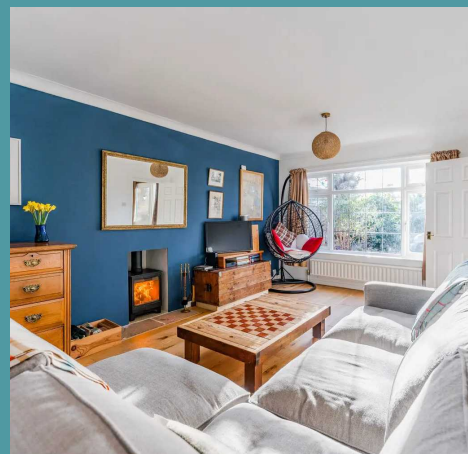
1a Hillside Avenue

Norwich, Norwich

Step into comfort with this inviting property featuring a spacious yet cosy living room adorned with a wood burner for added charm and warmth. The large open-plan kitchen area with bright cupboards provides a delightful space for meal preparation and family gatherings. With three well-appointed bedrooms, including a versatile ground-floor bedroom and a master bedroom with an ensuite, along with an excellent-sized rear garden and off-road parking, this property seamlessly combines practicality and relaxation for a comfortable lifestyle.

LOCATION

Situated at Hillside 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 to both the NDR (Northern Distributor Road) and the A47 ensures seamless travel to various destinations. This well-rounded location at Hillside Avenue provides an ideal setting for a diverse range of lifestyles.





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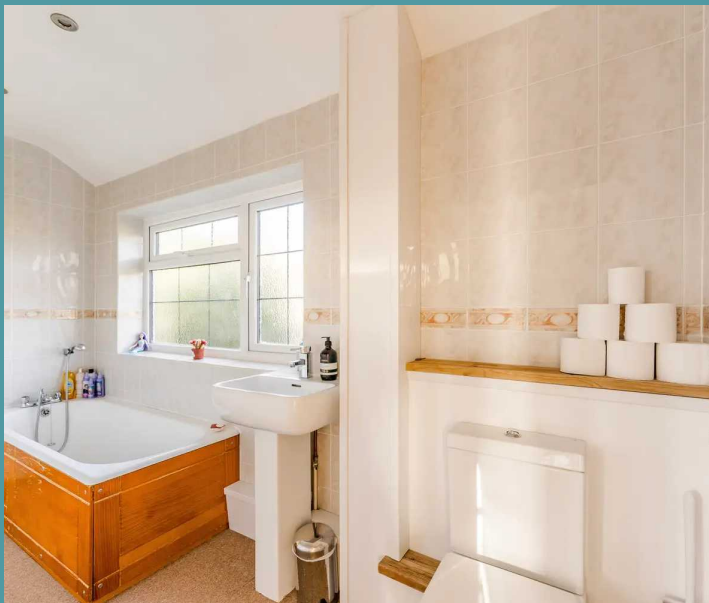
Norwich, Norwich

THE PROPERTY

Upon entering, you are greeted by a spacious yet cosy living room, providing ample space for your furnishings. The wood burner adds a touch of charm and warmth, creating a perfect ambience during the colder months. This room is perfect for relaxing with family or entertaining guests. The large open-plan kitchen area with bright cupboards and views to the rear garden create a lovely atmosphere, making meal preparation a joy.

On the ground floor, you will find a versatile bedroom, which can be used as a guest room or a study. Alongside this bedroom is a convenient shower room, ensuring your guests or family members have easy access to bathroom facilities. The utility room and internal access into the garage add further practicality and convenience.

Making your way upstairs, you will discover two additional bedrooms, each offering ample space and natural light. The master bedroom boasts an en-suite shower room, providing a private retreat. Additionally, there is a well-appointed bathroom on this level, serving the remaining bedrooms.





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This property also features an excellent-sized rear garden, offering outdoor space perfect for those with children or furry friends. The garden is an ideal setting for outdoor activities or simply unwinding. Furthermore, the off-road parking on a private drive to the front ensures secure and convenient parking for you and your visitors.

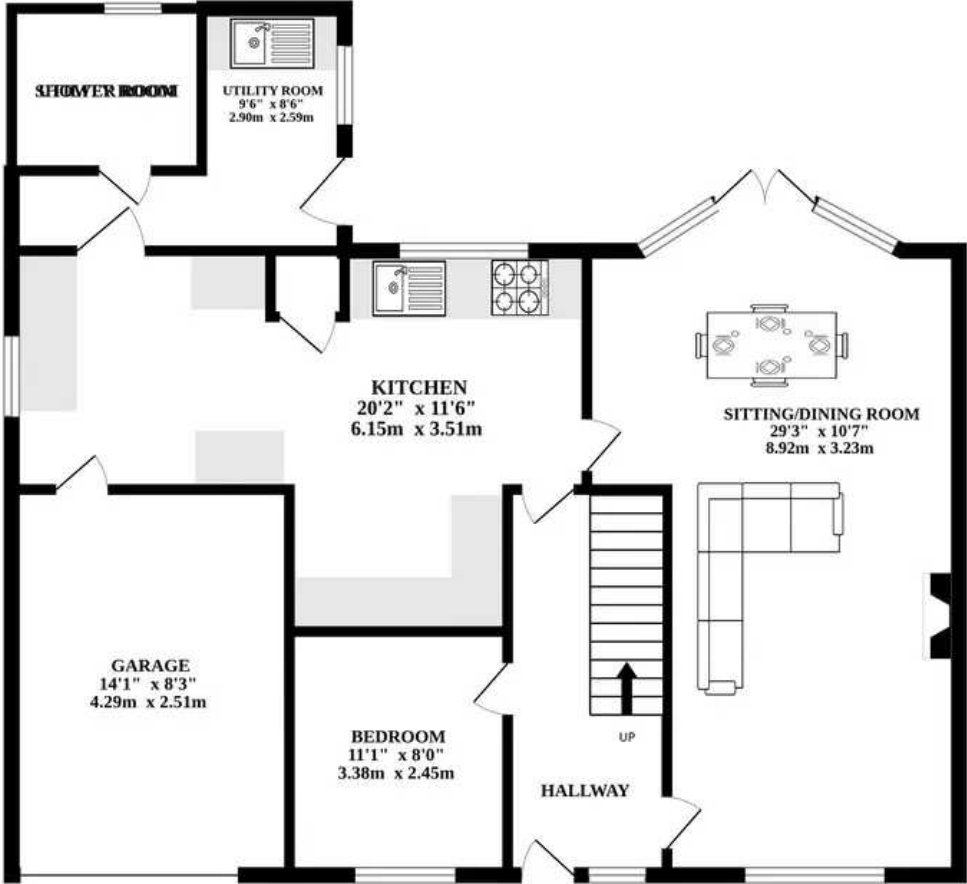
AGENTS NOTE

We understand this property will be sold freehold connected to all mains services.

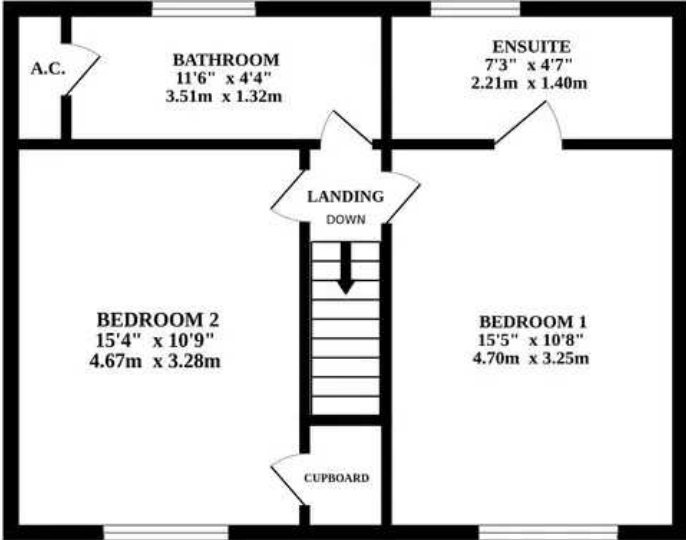
Council Tax Band - D



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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