



## 28 Margaret Paston Avenue, Norwich - NR3 2LT

£250,000 Freehold

Located in a highly sought-after area, this charming 3-bedroom end-of-terrace house is just a short walk from the city. It boasts off-road parking for up to four vehicles and a spacious enclosed rear garden. Ideal for first-time buyers and families, the property offers a spacious interior with potential for expansion, making it an excellent opportunity for those looking to personalize their home.

## Location

Margaret Paston Avenue is a sought-after location in Norwich, offering peaceful residential living with easy access to the city's amenities. Just a short walk from the city centre, residents can enjoy a variety of shops, restaurants, and services. The area is well-served by good bus routes, providing convenient transport options for commuting or exploring the surrounding areas. Close to schools, Aldi, Lidl, a community centre, parks, and playgrounds, it's an ideal spot for both families and professionals.

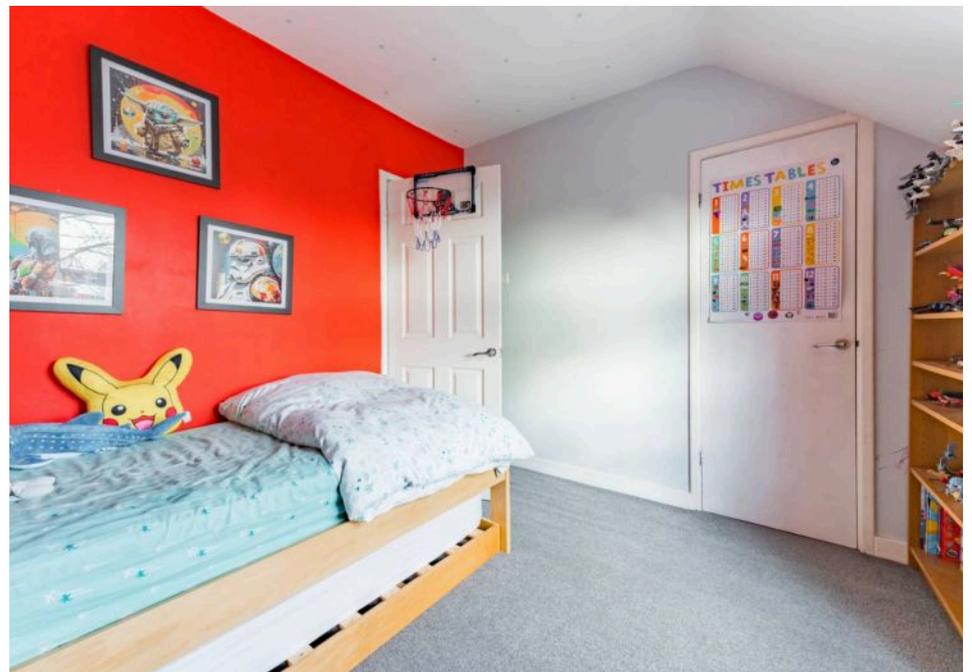


## Agents notes

We understand the property will be sold freehold, connected to main services water, electricity, gas and drainage.

Heating system- Gas central heating

Council Tax Band- A



## Margaret Paston Avenue, Norwich

Upon entering, you are welcomed into a bright entrance hall that leads to a cosy lounge area with a door opening to the garden.

The well-appointed kitchen/diner features built-in cupboards and ample counter space, along with a utility room that has sliding doors opening into the garden. This room offers the potential to be converted into a conservatory, allowing natural light to flood the space.

The modern bathroom, located on the ground floor, is equipped with a bath and an overhead shower attachment, perfect for relaxation after a long day.

Upstairs, the landing includes a convenient cupboard for additional storage, leading to three generously sized bedrooms. The master bedroom impresses with a built-in wardrobe, while the second bedroom also features built-in cupboards for added convenience. The third bedroom, while smaller, provides plenty of space for various uses.

The property is fitted with double glazing and radiator heating throughout.

Outside, the property boasts a spacious enclosed rear garden, providing a peaceful retreat for outdoor enjoyment. Additionally, a storage shed is included in the sale for added convenience.

Off-road parking is available for up to four vehicles.



**Ground Floor**  
451 sq.ft. (41.9 sq.m.) approx.



**1st Floor**  
337 sq.ft. (31.3 sq.m.) approx.



**TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.**

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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