



## 181 Wellesley Avenue South, Norwich

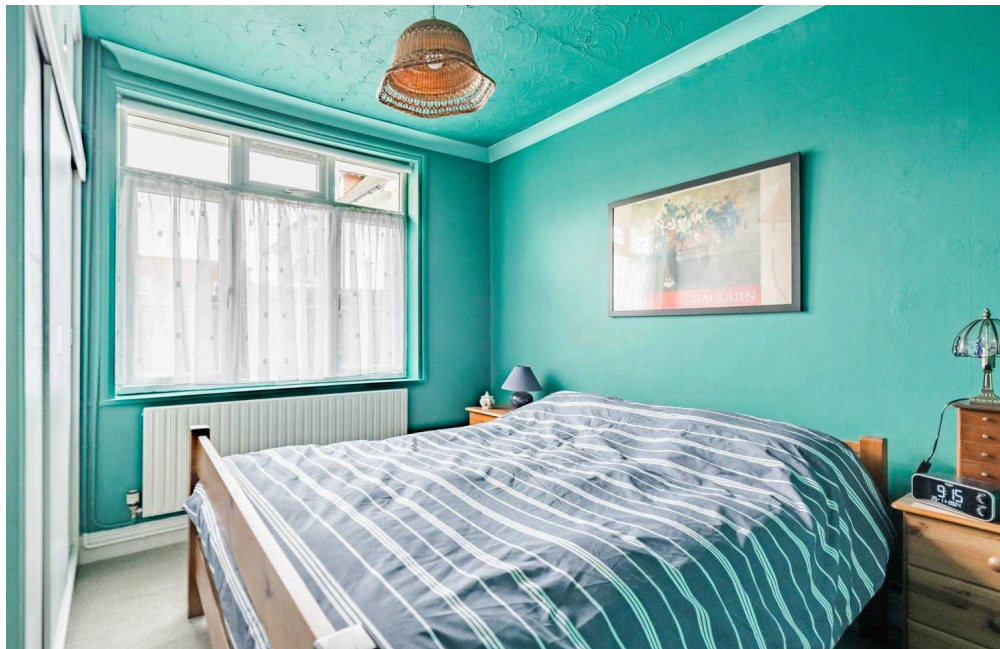
OIRO £475,000 Freehold

Introducing this beautiful 3-bedroom detached house, nestled on a highly sought-after road in a picturesque area, presenting itself as an idyllic family home. Offering a versatile living space, this property boasts two large reception rooms, one of which can easily be transformed into an additional bedroom, while the smaller room provides the perfect setting for a study or office.



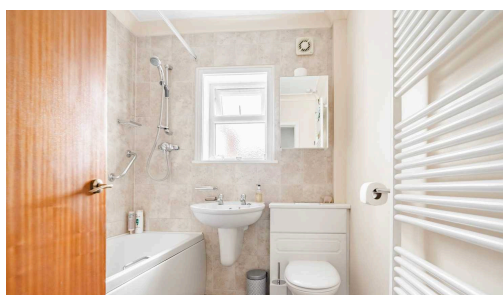
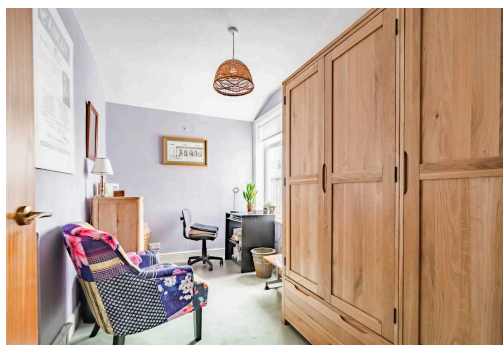
## Location

Located in the heart of Norwich, Wellesley Avenue South offers a prime address in the sought-after NR1 area. This charming residential street combines urban convenience with a welcoming community feel. Just a short stroll away, you'll find a range of amenities, including shops, cafes, and green spaces such as the picturesque Whitlingham Country Park. Norwich's vibrant city centre is easily accessible, offering an array of cultural attractions, shopping destinations, and renowned dining options. Excellent transport links connect the property to the wider region, making it ideal for commuters and those looking to explore Norfolk's beautiful countryside and coastline. Perfectly positioned for modern living, this location is a fantastic choice for families, professionals, and investors alike.



## Wellesley Avenue South

Upon entering through the porch, you are greeted by a welcoming lounge featuring a charming feature fireplace and large bay windows, flooding the room with an abundance of natural light.





Continuing through the property, you will find a spacious dining room with its own bay front windows and a well-appointed kitchen with ample countertop space and storage cupboards, as well as access to the rear garden and lobby leading to a convenient WC.

The property further comprises two bedrooms, a family bathroom, and a loft bedroom offering additional accommodation options. The reception room serves as a flexible space, accommodating the needs of the occupants with ease.

The outdoor space is equally impressive, with a wrap-around garden plot featuring vegetable gardens and patio areas, providing a serene setting for outdoor relaxation. Enjoy picturesque views of the woodland in the background, a rare feature for a centrally located property.

Completing this desirable residence is a large double garage and driveway, ensuring ample off-road parking for residents and visitors alike. The property benefits from easy access to local amenities, a short walk to the station and city, and excellent transport links connecting it to the wider region, making it an ideal choice for commuters.

#### Agents Notes

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

Restrictive covenants - No selling beer from door and cannot keep pigs on the property

Solar panels (3.2kw battery) on the property are owned outright and provide an extra income of £868

Council Tax band: D

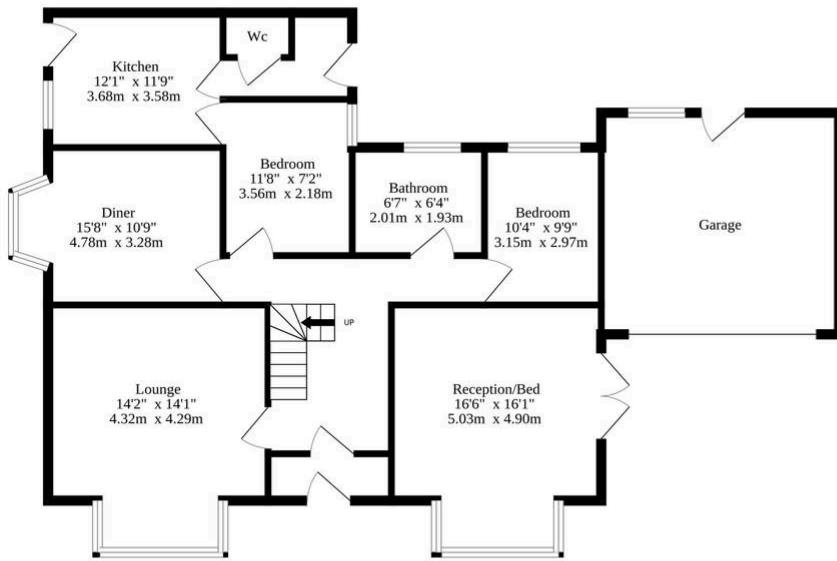
Tenure: Freehold

EPC Energy Efficiency Rating: D

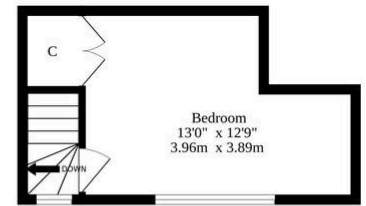
EPC Environmental Impact Rating: D



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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