



38 Royal Sovereign Avenue, Norwich

Offers In The Region Of £290,000 Freehold

An immaculate three bedroom, semi-detached house offered chain free! Providing a modern kitchen, ensuite to master, spacious reception room, landscaped garden, and off-road parking. A well-connected location with an array of amenities nearby. Ideal for first-time buyers seeking convenience and comfort.

The popular area of Costessey provides a post office, public house and a Golf Club. There are further amenities in including a range of shops, schools to suite all ages, doctors and dentist surgeries. There is a park and ride site off the A47 by the Norfolk Show Ground and it's just a short journey to Longwater Retail Park which again provides a range of shops and supermarkets including a Sainsbury's, Aldi, M&S and Food Warehouse.



AGENTS NOTE

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

Council tax band - C.



Nestled in a well-connected location and presenting an exceptional opportunity for first-time buyers, this immaculate three-bedroom semi-detached house stands as a testament to modern convenience and comfort. This property is chain-free, offering a seamless transition into a home that has been lovingly maintained and is move-in ready.

Upon entering this charming home, you are greeted by a welcoming entrance hall. The main living area seamlessly transitions from the welcoming entrance hall to the modern kitchen, creating a cohesive living space that is ideal for both relaxation and entertainment. The ground floor is also complimented by a cloakroom and storage cupboard.

The kitchen itself is a culinary haven, boasting sleek cabinetry, ample storage, and quality appliances that cater to both practicality and style. For those who enjoy hosting gatherings, the dining area boasts double doors to the landscaped garden.

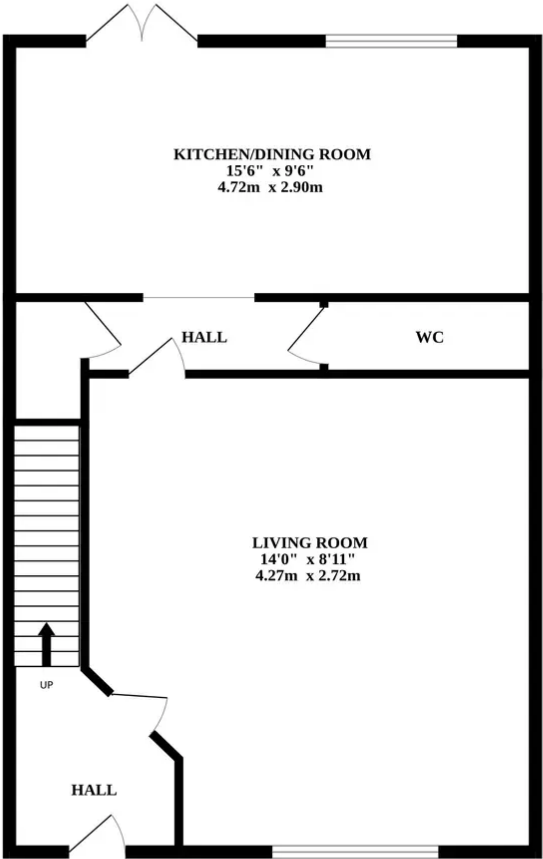
Ascend the stairs to the first floor, where you will find three well-appointed bedrooms that offer a serene retreat for rest and rejuvenation. The master bedroom features an ensuite bathroom, providing a touch of luxury and privacy. The additional bedrooms are generously sized and bathed in natural light, ideal for accommodating family members or guests.

Outside, the property offers off-road parking to the front aspect alongside a low maintenance garden. To the rear, you can find a beautiful, landscaped garden with a large patio area, raised flowerbeds, wood-built storage shed and a variety of flowers and shrubs - the ultimate space for entertaining during the warmer months!

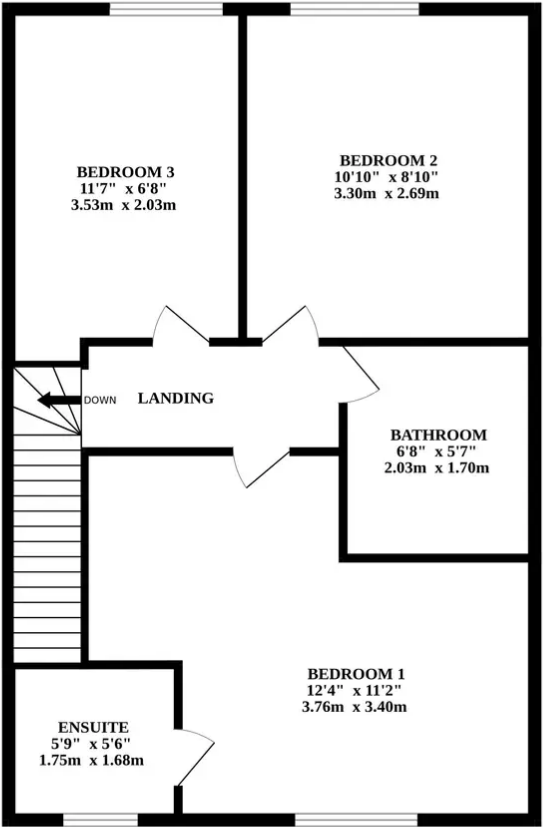
This property's location is a standout feature, offering the convenience of being in close proximity to schools, amenities, and transport links. A short drive will take you to the popular Longwater Retail Park, where a plethora of shopping and dining options await, ensuring that every-day necessities and leisure activities are easily accessible.



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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