



Glenburn Avenue | Norwich | NR7 8DU

Asking Price £300,000

twgaze

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A well-presented two bedroom detached bungalow occupying a pleasant non-estate position, offering spacious and well-proportioned accommodation, including a comfortable sitting room, kitchen/diner and generous conservatory overlooking the rear garden. Outside, the property benefits from a garage and private driveway parking.

- Offered with no chain
- Detached Bungalow
- Private enclosed garden
- Lounge
- Two bedrooms
- Garage for storage and off road parking
- Large conservatory
- Modern kitchen

Location

The property is conveniently positioned within easy reach of a wide range of local amenities, including supermarkets, schooling for all ages, restaurants and everyday shopping facilities. Transport connections are excellent, with regular bus services into Norwich city centre and surrounding areas, while easy access to the A47 and Norwich Northern Distributor Road provides convenient links across Norfolk. Norwich city centre is just a short drive away, offering an extensive range of shopping, leisure and cultural attractions. The city is well known for its historic market, independent shops, restaurants and thriving arts scene, alongside larger department stores and shopping centres. Norwich railway station also provides regular mainline services to London Liverpool Street and connections to other major destinations.





The Property

Occupying an established, non-estate position, this detached bungalow offers a well-balanced arrangement of accommodation, all of which has been maintained to a particularly good standard. The layout is both practical and comfortable, with an entrance porch opening into the hallway, a good-sized sitting room and a kitchen/breakfast room. To the rear, a uPVC double-glazed conservatory provides a pleasant additional living space with views over the garden. There are two bedrooms, served by a bathroom. Overall, a nicely presented bungalow with the benefit of a non-estate setting and accommodation that is ready to enjoy.

Outside

The enclosed rear garden offers a good degree of privacy, whilst an oversized garage and driveway provide useful storage and ample off-road parking.

Services

Mains electricity, mains gas, mains water and mains drainage

How to get there

What3words: [///local.rams.given](https://www.what3words.com/#!/local/rams.given)

Viewing

By appointment with TW Gaze

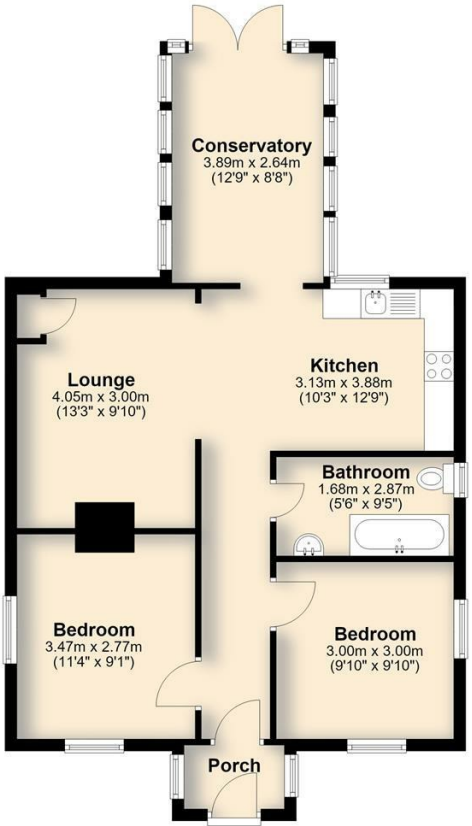
Freehold

Council Tax: Broadland C

Agents Note Some photographs have been digitally enhanced using A.I

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017. In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

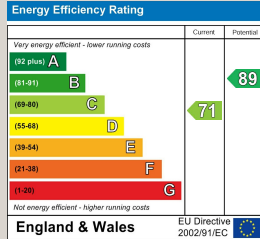
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Ground Floor

Approx. 59.7 sq. metres (643.0 sq. feet)

Total area: approx. 59.7 sq. metres (643.0 sq. feet)



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