

24 Woodland Road, Hellesdon

£300,000 - £325,000 Freehold

Situated in a quiet yet highly convenient location close to the city and local schools, this extended and neatly presented chalet bungalow offers a superb opportunity for family living. Boasting spacious interiors, versatile bedroom layout, and a well-appointed kitchen with adjoining utility, the home has been thoughtfully enhanced with modern upgrades, including new flooring and radiators. With ample off-road parking, a landscaped rear garden, and useful outbuildings, this well-maintained property is ideal for those seeking comfort, space, and practicality in a peaceful residential setting.

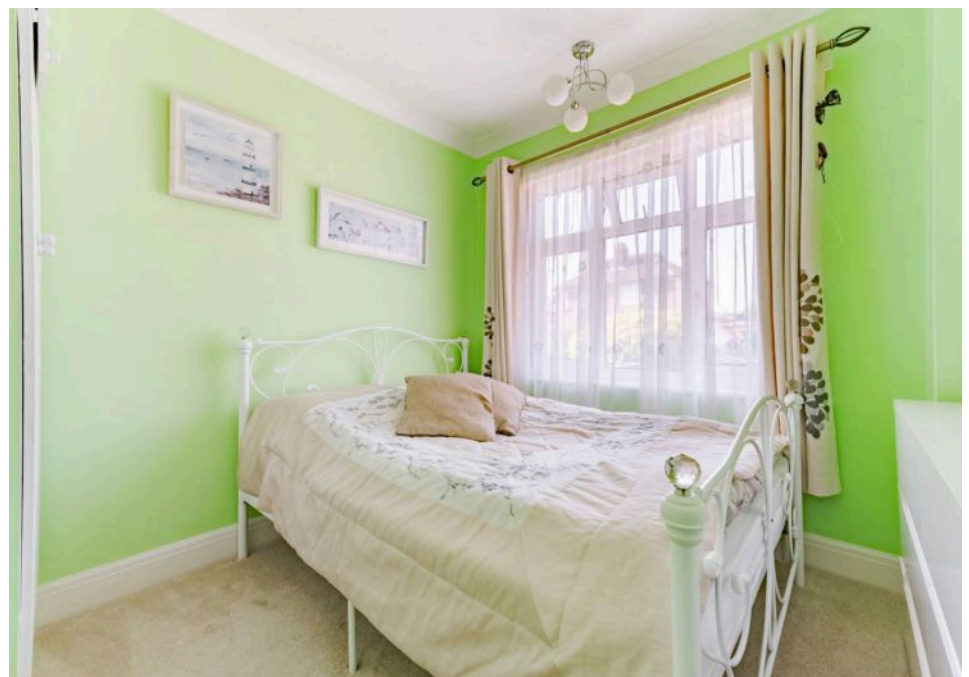
Location

Situated in a well-established residential area of Hellesdon, Woodland Road enjoys a convenient location just a short distance from a range of local amenities. The property is within easy reach of supermarkets, independent shops, cafes, and medical facilities, making daily life both practical and accessible. Families will appreciate the proximity to well-regarded local schools and green spaces such as Mountfield Park and the expansive woodland trails of Hellesdon Hall. Excellent public transport links and direct road connections provide quick access to Norwich city centre, the airport, and the wider Norfolk area, making this an ideal setting for both commuters and those seeking a quieter suburban lifestyle.



Woodland Road

Upon entering the property, you are welcomed into the entrance hall which provides access to the various rooms. The ground floor boasts a spacious lounge/diner measuring an impressive 23ft, featuring patio doors that flood the space with natural light, and two radiators that ensure a cosy atmosphere.



The kitchen is well-appointed with fitted wall and base units, a sink and drainer, hob and oven, and ample space for essential appliances. Additionally, the utility room offers further practicality with more storage space and access to both the front and rear of the property.

The ground floor also accommodates two bedrooms, both complete with double glazed windows and radiators. A shower room with a shower cubicle, low-level WC, and basin, along with a heated towel rail, caters to the needs of the household. Moving upstairs, you will find a generously sized bedroom with a double glazed window and radiator.

The property has been enhanced with new flooring throughout and upgraded radiators, ensuring a modern and comfortable living environment. Outside, the front of the property features a new large drive providing off-road parking for up to two vehicles, while the rear offers a delightful patio seating area, a well-kept lawned garden, a timber shed, and a workshop - all enclosed by timber fencing.

Agents Notes

We understand the property will be sold freehold, connected to all main services.

Council Tax band: B

Tenure: Freehold

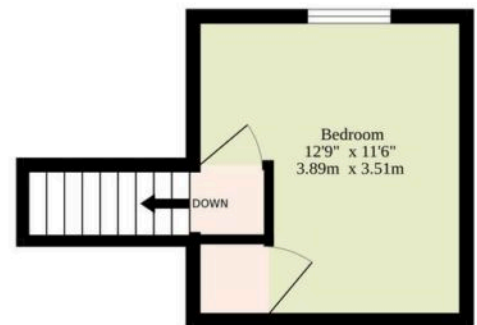
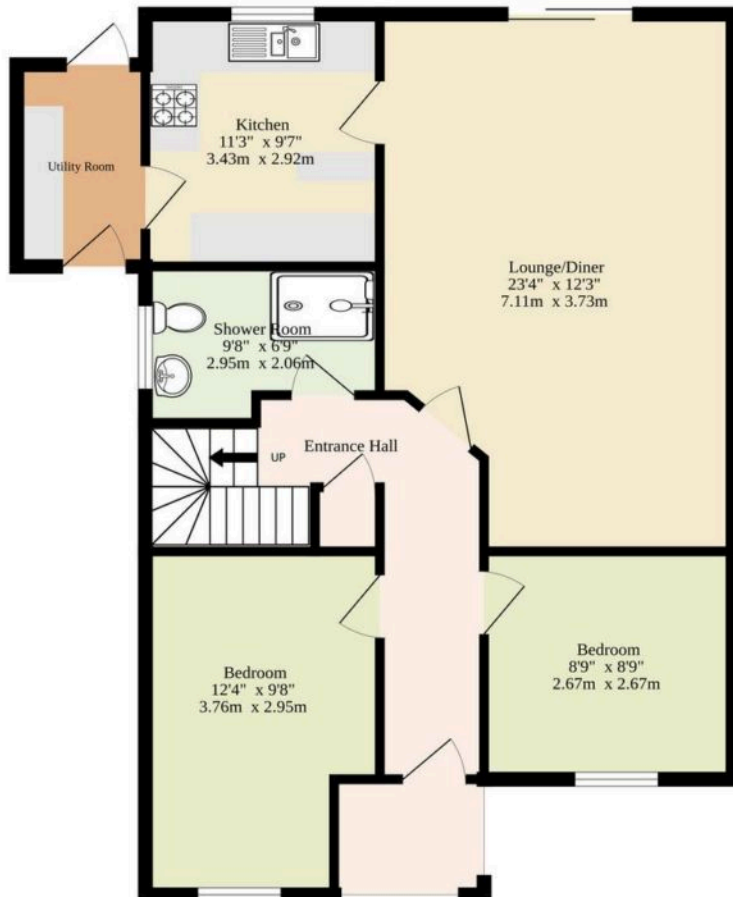
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Ground Floor
728 sq.ft. (67.6 sq.m.) approx.

1st Floor
151 sq.ft. (14.0 sq.m.) approx.



Sqft Excludes Utility Room

TOTAL FLOOR AREA : 879 sq.ft. (81.7 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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