



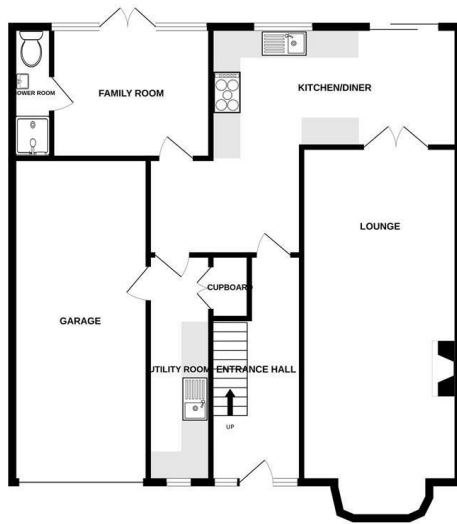
167 Holt Road | | Norwich | NR6 6UA

Guide Price £400,000

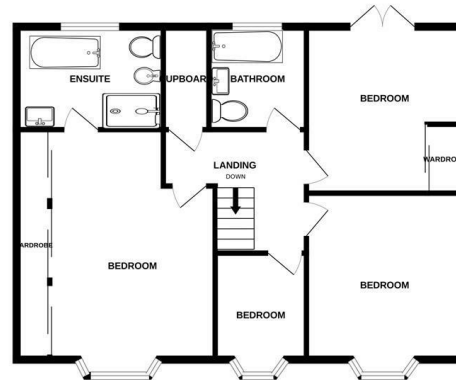
LARGE EXTENDED FAMILY HOME WITH A LOVELY REAR GARDEN** Gilson Bailey are delighted to offer this SPACIOUS, EXTENDED, FOUR BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Hellesdon. Accommodation comprising entrance hall, lounge, kitchen/diner, family room, shower room and utility room to the ground floor. On the first floor there are FOUR BEDROOMS and a family bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a LARGE BRICK WEAVE DRIVEWAY providing ample off road parking leading to an INTEGRAL GARAGE with power and lighting. To the rear there is a private garden ideal for entertaining. The house benefits from double glazing, gas heating and is in great condition throughout. The property would make an excellent family home so be quick to book a viewing.



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. The 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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Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to kitchen/diner and stairs to first floor.

Lounge 28'6" x 11'5"

Bay fronted double glazed windows, two radiators and open fireplace.

Kitchen/Diner 17'10" x 16'10"

Fitted wall and base units with worktops over, sink and drainer. Five ring gas hob with extractor over, fitted double oven, integrated fridge/freezer, double glazed window, sliding patio doors and radiator.

Family Room 11'3" x 9'0"

Patio doors and radiator.

Shower Room 9'0" x 1'11"

Shower cubicle, low-level WC, hand wash basin and extractor fan.

Utility Room 17'11" x 4'9"

Fitted wall and base units with worktops over, space for fridge, washing machine and tumble dryer, double glazed window, radiator and storage cupboard.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 16'11" x 11'6"

Double glazed window, radiator, built-in wardrobes

En-Suite 10'11" x 7'7"

Walk-in shower cubicle, roll top bath, low-level WC, hand wash basin, bidet, radiator and frosted double glazed window.

Bedroom Two 12'2" x 11'6"

Double glazed window, radiator

Bedroom Three 12'1" x 11'6"

Patio doors, radiator and built-in wardrobes.

Bedroom Four 7'10" x 6'11"

Double glazed window and radiator.

Bathroom 7'0" x 6'10"

Panelled bath, low-level WC and wash basin, radiator and frosted double glaze window.

Outside Front

Brick weave driveway providing ample off-road parking leading to:

Garage 25'9" x 9'0"

Power and lighting.

Outside Rear

Large lawned garden, mature plants and shrubs, patio seating area, timber sheds, enclosed by timber fencing.

Local Authority

Broadland District Council - Tax Band C

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tenure

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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