



149 Woodland Road | Hellesdon | Norwich | NR6 5RQ

£375,000

****EXTENDED CHALET BUNGALOW MAKING THE IDEAL FAMILY HOME**** Gilson Bailey are delighted to offer this SPACIOUS, FIVE BEDROOM, EXTENDED, SEMI DETACHED, CHALET BUNGALOW situated in the highly sought after suburb of Hellesdon. Accommodation comprising entrance hall, lounge/diner, kitchen, three bedrooms and bathroom to the ground floor. On the first floor there are two more bedrooms and a shower room off landing. Outside there is a DRIVEWAY providing off road parking leading to a SINGLE GARAGE and LARGE, ENCLOSED REAR GARDEN. The chalet benefits from double glazing, gas heating and is in good condition throughout. The property would make an excellent family home so be quick to book a viewing.





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 lounge/diner, three bedrooms and bathroom.

Lounge/Diner 26'6" x 10'1"

Patio doors, two radiators.

Kitchen 14'1" x 10'1"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, two double glazed windows, door to rear, radiator.

Bedroom One 12'5" x 11'3"

Double glazed window, radiator.

Bedroom Four 10'2" x 8'3"

Double glazed window, radiator.

Bedroom Five 7'9" x 6'11"

Double glazed window, radiator.

Bathroom 7'8" x 5'3"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to two bedrooms and shower room.

Bedroom Two 12'2" x 10'0"

Double glazed window, radiator.

Bedroom Three 12'3" x 10'0"

Double glazed window, radiator.

Shower Room 7'4" x 6'11"

Shower cubicle, low level WC, hand wash basin, radiator, velux window.

Outside Front

Driveway providing off road parking leading to a single garage.

Outside Rear

Lawned garden, patio area, mature plants and shrubs, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold


Utilities

Full fibre broadband available.

Mains water and electric.



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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Broadland District Council, Tax Band C

Tenure

Freehold

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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