



## Cromer Road, Norwich, NR6 6XN

Extended Three Double Bedroom Semi-Detached House With Annex!

GUIDE PRICE £400,000 - £425,000 FREEHOLD



# SPACE FOR THE WHOLE FAMILY!

A handsome family home with the added benefit of having a self-contained annex! Exceptionally spacious having undergone an extension to the rear, this semidetached home offers three double bedrooms, two reception rooms, utility room, ground floor WC, the property has benefited from a new boiler fitted in 2024. This well presented home offers the ideal opportunity for anybody looking for multi-generational living having converted the properties detached garage in to a self-contained one bedroom annex. Situated on a generous plot, the property offers exceptional space inside and out, comprising of an entrance porch, welcoming entrance hall, bay fronted dining room, 22ft long living room with a multi fuel woodburner, country style kitchen diner, utility room, ground floor WC, three bedrooms off the spacious upstairs landing, bathroom and first floor WC. The properties annex has its own private entrance, a spacious living room/kitchen, shower room and double bedroom.



**“Exceptionally spacious having undergone an extension to the rear”**



## Overview

- **Extended Semi Detached House**
- **Three Double Bedrooms**
- **One Bedroom Self Contained Annex**
- **Large Entrance Hall & Landing Space**
- **Ground Floor WC & Utility Room**
- **Bay Fronted Dining Room**
- **Newly Fitted Boiler 2024**
- **Generous 22ft Lounge With Wood Burner**
- **Impressive & Private Rear Garden**
- **Ample Off Road Parking**



## Location

Hellesdon is a popular location which is approximately 6 miles from Norwich City Centre. It has great transport links into the City Centre including a Park & Ride Bus Service, and a close proximity to Norwich International Airport. There are a number of amenities including, local schools, such as Hellesdon High School and Sixth Form, local shops, public houses, restaurants a library and a large recreation ground all very close.



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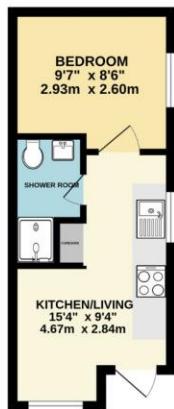
## Outside

Offering a great deal of privacy, the property is set back from the road given its large shingle driveway offering off road parking for up to four/five vehicles. The property boasts a beautiful rear garden which has its own allotment area. Mainly laid to lawn, it benefits from patio areas, a range of plants, shrubs and trees, a greenhouse and large shed which has both power and electrics.

GROUND FLOOR  
912 sq.ft. (84.6 sq.m.) approx.

1ST FLOOR  
662 sq.ft. (61.3 sq.m.) approx.

ANNEXE  
221 sq.ft. (20.3 sq.m.) approx.



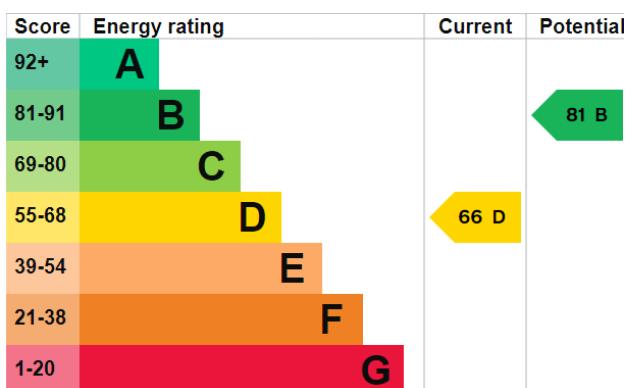
# property ladder

TOTAL FLOOR AREA : 1794 sq.ft. (166.6 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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## FULL EPC AVAILABLE UPON REQUEST



## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

**COUNCIL TAX BAND: C**

**ANNEXE COUNCIL TAX BAND: A**

**LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL**

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING



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