



Birchwood Road, Hellesdon - NR6 5FD



Birchwood Road

Hellesdon, Norwich

This 2022 built semi-detached TOWNHOUSE offers over 900 Sq ft (stms) of accommodation over THREE FLOORS, with a LANDSCAPED and LAWNED GARDEN, and TANDEM DRIVEWAY. Finished to a HIGH STANDARD with uPVC double glazing and gas fired CENTRAL HEATING, the entrance porch leads into the SITTING ROOM with BUILT-IN STORAGE, with the inner hall beyond leading to the cloakroom and OPEN PLAN KITCHEN/DINING ROOM with FRENCH DOORS to the garden. The first set of stairs lead to TWO DOUBLE BEDROOMS and the family bathroom, with the top floor offering FURTHER STORAGE, and the main bedroom with EN SUITE SHOWER ROOM. The GARDENS offer a newly laid LAWN and PATIO, with gated access to the driveway.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- 2022 Built Townhouse
- Porch Entrance & Sitting Room
- Kitchen/Dining Room
- French Doors to Rear Garden
- Three Bedrooms
- En Suite & Family Bathroom
- Landscaped & Lawned Garden
- Tandem Driveway

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.



SETTING THE SCENE

The property is approached via a footpath with small lawned front garden with access to the front door and adjacent tandem driveway, with gate leading to the rear of the property.

FIND US

Postcode : NR6 5FD

What3Words : ///parts.goat.successes







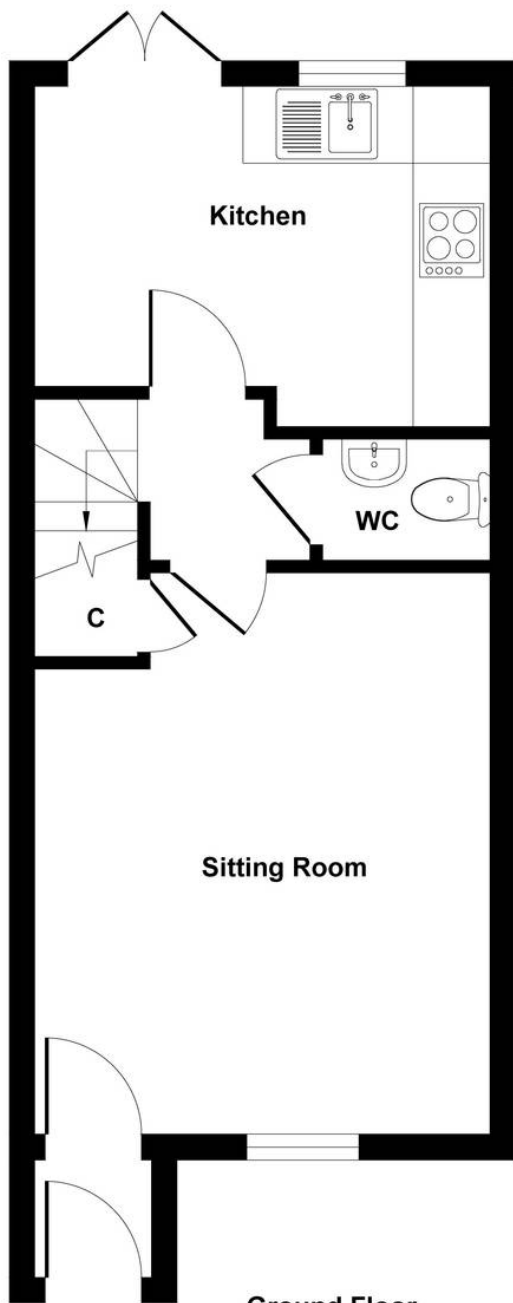
GARDEN

THE GREAT OUTDOORS The rear garden is laid to lawn with an area of patio leading from the kitchen French doors. The garden is fully enclosed with timber fenced boundaries, and a gate to the adjacent driveway.

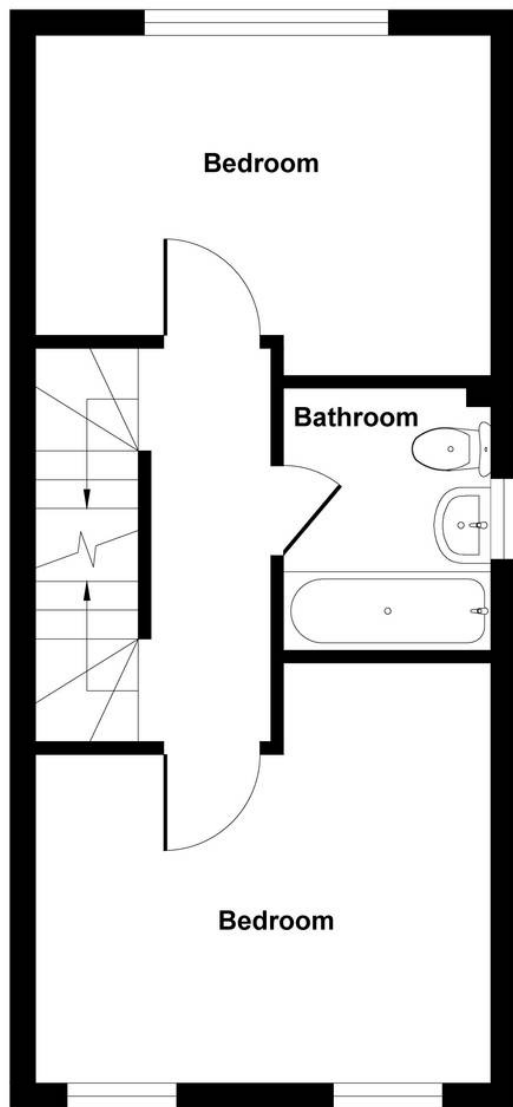
DRIVEWAY

2 Parking Spaces

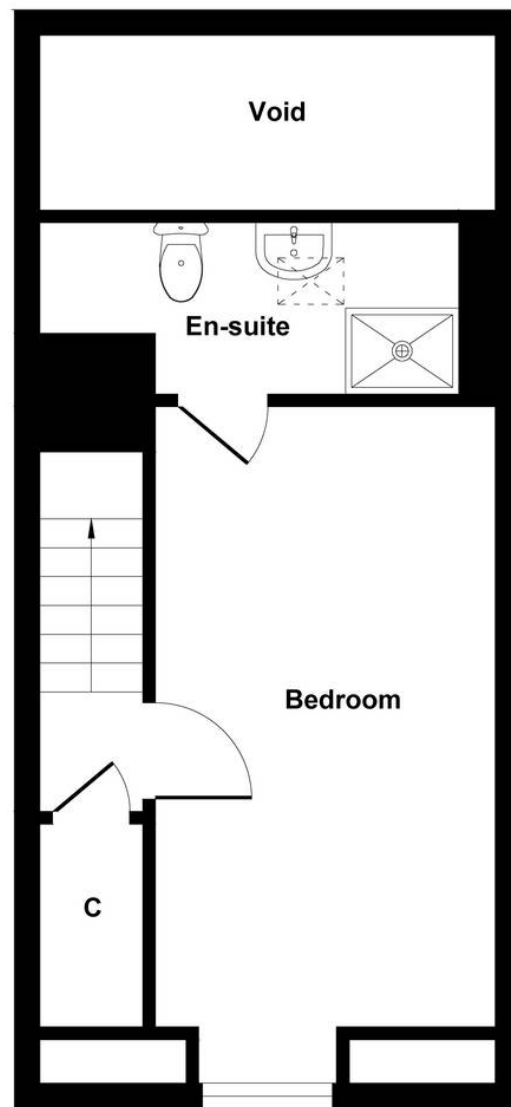




Ground Floor
 Approximate Floor Area
 333 sq. ft
 (30.93 sq. m)



First Floor
 Approximate Floor Area
 322 sq. ft
 (29.91 sq. m)



Second Floor
 Approximate Floor Area
 252 sq. ft
 (23.41 sq. m)



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