



PORTFOLIO
from


william h brown

Carrowbreck Road, Hellesdon, Norwich, NR6 5FA

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Maximising access to solar gain in the winter and prevents overheating in the summer is this eco-friendly Passivhaus which sits comfortably in its woodland setting. This innovative energy efficient design makes an ideal first time buy or family home within reach of infant, junior and high schools.



Entrance Hall

External entrance door to front aspect, storage, karndeian flooring and door to wc.

WC

Suite comprising wc, wash hand basin, mixer tap and karndeian flooring.

Living Room

12ft 4 in x 10ft 3 in (max)

Upvc triple glazed window to front aspect and karndeian flooring.

Open Plan Kitchen/Dining Room

20ft 2 in x 8ft 2 in

A range of wall and base units with work surfaces over, space for fridge/ freezer, space for washing machine, space for dishwasher, space for oven, single bowl sink and drainer, karndeian flooring, inset ceiling spotlights, external entrance door and window to rear aspect.

First Floor Landing

Giving access to family bathroom, bedroom two and three, storage and upvc triple glazed window to front aspect and radiator.

Bedroom Two



12ft 7 in x 9ft 5 in

UPVC triple glazed window with fitted electric blind to front aspect, carpeted and built in wardrobe.

Bedroom Three

12ft 7 in (into recess) x 9ft 1 in

UPVC triple glazed window to rear aspect, carpeted and built in wardrobe.

Bathroom

Suite comprising panelled bath, hand wash basin, mixer tap, wc, laminate flooring, spotlights, tiled walls and upvc triple glazed window to rear aspect.

Second Floor Landing

Giving access to Bedroom 1.

Bedroom 1

16ft 7 in x 9ft 8 in

Upvc triple glazed window with electric blind to side aspect, radiator and low level eaves storage.

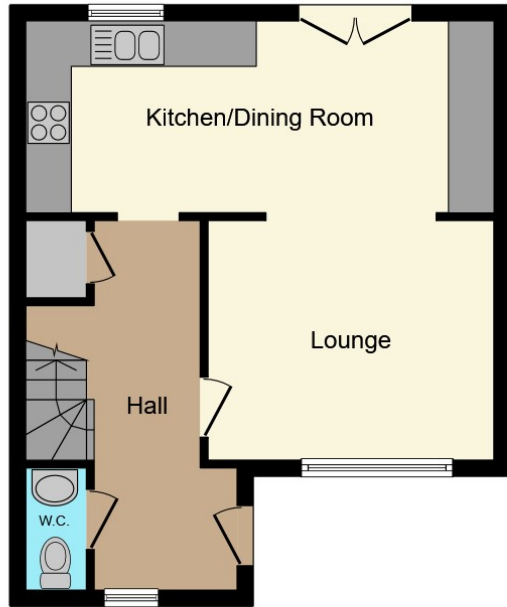
Outside

At the front of the property there is a lawn garden area and driveway providing off road parking. This is complemented to the rear of the property by an enclosed low maintenance garden which is mainly laid to lawn and

also offers a garden shed.







Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Carrowbreck Road, Hellesdon, Norwich, NR6 5FA

THIS IMMACULATE WELL PRESENTED THREE BEDROOM, 3 STOREY SEMI-DETACHED PASSIVHAUS was constructed in 2016 within a sustainable development of 14 homes, comfortably grouped within a woodland setting, and designed based on a 'Norfolk Style' historic barn vernacular with materials including white render, black stained timber cladding and tiled slate roof, whilst reflecting the materials used in the adjacent Carrowbreck House. Furthermore, it is located in the popular NR6 postcode just to the west of Norwich city centre and within reach of local convenience shops, Hellesdon High School, Firside Junior School as well as a bus stop. This German designed smart home is provided with fresh filtered air, utilising a heat recovery system which offers not only a healthy but more energy efficient home, perfect for first time buyers or families. The positioning and orientation of the home maximises the access to solar gain in winter and prevents over heating in the summer. Internally the accommodation comprises to the ground floor, entrance hall, storage cupboard, wc, living room, open plan kitchen/dining room and this is complemented to the first floor by a landing, two bedrooms and family bathroom. To the second floor is a landing area giving access to the master bedroom. Externally there is an open garden area and driveway providing off road parking as well as an enclosed garden to the rear.

Offers in excess of

£300,000

- Three Storey Semi Detached Passivhaus
- Fresh Filtered Air Provided To Home
- Sustainable & Energy Efficient
- Energy Rating B + Triple Glazed Windows

Tenure: Freehold

EPC Rating: B



To find out more information or to arrange a viewing call

01603 487888

or email hellesdon@williamhbrown.co.uk

303 Reepham Road, Hellesdon, Norwich, Norfolk NR6 5AD

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