



PORTFOLIO
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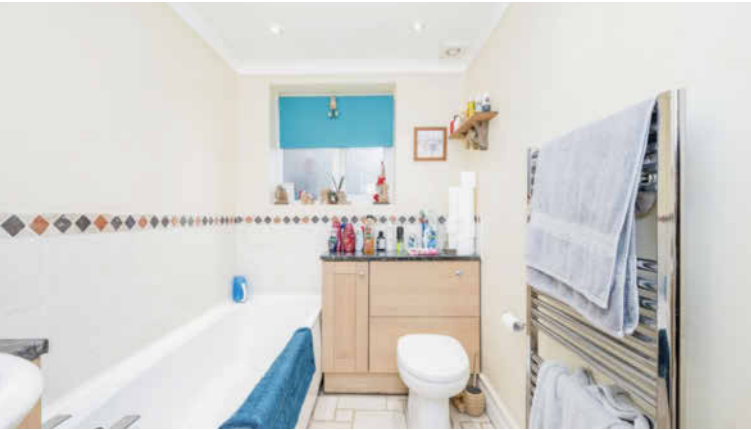


william h brown

Waldemar Avenue, Hellesdon, Norwich, Norfolk, NR6 5LJ

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**GARDENERS DREAM* This beautifully landscaped garden is the real selling point of this home. Perfect for enjoying the summer months. Further offered for sale with "NO UPWARD CHAIN" and located in a maturing cul-de-sac in the heart of Hellesdon, within reach of local conveniences and transport links!*



Entrance Hall

Upvc double glazed external entrance door to front aspect.

Kitchen

11ft 7in x 11ft 4in

A range of wall and base units, 1½ bowl sink and drainer with mixer tap, four ring electric cooker, plumbing for washing machine and dishwasher, leading to upvc conservatory.

Bathroom

Suite comprising panelled bath with shower over, hand wash basin, wc and upvc double glazed window to rear aspect.

Conservatory

10ft 7in x 9ft 0in

On a brick base upvc construction, electric heater, twin plug socket, radiator, doors opening to garden to rear.

Living Room

9ft 1in x 22ft 9in

Two radiators, two upvc windows to side aspect and french doors opening to rear garden.

Bedroom One



12ft 9in x 11ft 4in

Upvc double glazed window to front aspect, radiator, storage cupboard, built in wardrobe and combination boiler.

Bedroom Two

12ft 1in x 11ft 1in

Upvc double glazed window to front aspect and radiator.

First Floor Landing

Giving access two bedrooms and shower room.

Bedroom Three

17ft 0in x 8ft 7in

Upvc double glazed window to front aspect, and radiator.

Bedroom Four

10ft 7in x 8ft 3in

Upvc double glazed window to rear aspect and radiator.

Shower Room

Suite comprising, twin wash hand basins, wc, shower cubical, upvc double glazed window to rear aspect and heated towel rail.

Outside

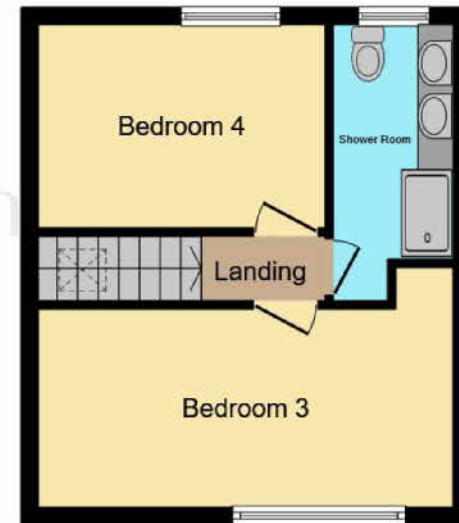


To the front of the house is a driveway providing ample off-road parking and access to the garage store. To the rear of the house is a stunning, substantial garden mainly laid to lawn with some patio space. The garden has a side gate and potential to extend subject to relevant planning permissions. Several power sockets can be found within the rear garden as well as power far reaching the bottom of the garden and two outside taps.





Ground Floor



First 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

Waldemar Avenue, Hellesdon, Norwich, Norfolk, NR6 5LJ

THIS WELL PRESENTED FOUR BEDROOM SEMI DETACHED CHALET BUNGALOW is in the popular NR6 postcode just to the northwest of Norwich city centre. This property would make a perfect purchase for a young family and benefits from four bedrooms, two to the ground floor and two off the landing on the first floor. To the rear a stunning generous garden can be found, which has been well landscaped with a plethora of trees, plants and shrubs, a large fishpond can be found within a picket fenced area at the bottom of this stunning garden. A upvc conservatory can also be found at rear of the house as well as parking for multiple vehicles at the front of the property. There is also a garage store which was adapted to be a hobby room but could revert to a full use garage with some remedial work or remain as is to become a working from home space subject to any relevant planning consents. The property is close to amenities and schools, with good links to the city of Norwich. Accommodation comprises of entrance hall, kitchen/ living room/conservatory/four bedrooms/two bathrooms and storage to the ground floor.

Offers in excess of

£375,000

- SEMI DETACHED CHALET BUNGALOW
- FOUR BEDROOMS
- SUBSTANTIAL LANDSCAPED REAR GARDEN
- GARAGE STORE AS IDEAL OFFICE SPACE (STPP)

Tenure: Freehold

EPC Rating: C



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

williamhbrown.co.uk

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