



Woodland Road, Hellesdon Norwich NR6 5RQ

welcome to

Woodland Road, Hellesdon Norwich

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS FULLY FURNISHED DETACHED HOME Located in popular Hellesdon location. The property itself would make a perfect family home and benefits from three/four bedrooms, a low maintenance rear garden, off street parking and garage with electric. View now!



Accommodation

THIS SPACIOUS DETACHED HOME IS AVAILABLE FOR SALE FULLY FURNISHED! and is in the popular NR6 postcode just to the northwest of Norwich city centre. It would make a perfect purchase for a young family or investors alike as this has currently been occupied as an Airbnb.

Internally, the accommodation comprises to the ground floor; entrance hall, bay fronted lounge, snug/optional bedroom 4, (this was formally the dining room), kitchen and conservatory, and this is complemented to the first floor by three bedrooms and bathroom. Externally the property further benefits from a corner plot gardens, garage and driveway providing off road parking and electric car charger.

Entrance Hall

Upvc double glazed external entrance door to front aspect, storage cupboard, stairs to first floor landing and gives access to the lounge and kitchen.

Kitchen

10' 3" + door recess x 7' 9" (3.12m + door recess x 2.36m)
A range of wall and base units with work surfaces over, four ring electric hob and built in electric oven, stainless steel sink with mixer tap, space for fridge freezer, plumbing for dishwasher, upvc double glazed window to rear aspect, storage cupboard and doors opening to lounge and conservatory.

Lounge

12' 6" To bay x 10' 8" (3.81m to bay x 3.25m)
Upvc double glazed bay fronted window and wood effect flooring,

Conservatory

9' 7" x 5' 2" (2.92m x 1.57m)
Of upvc construction on a brick base and plumbing for washing machine.

Snug/Optional 4th Bedroom

10' 6" x 10' 2" (3.20m x 3.10m)
Upvc double glazed window to rear aspect, and radiator.

First Floor Landing

Giving access to all three bedrooms and airing cupboard.

Bedroom One

11' 4" x 10' 1" Max (3.45m x 3.07m Max)
Upvc double glazed window to front aspect, built in wardrobes and radiator.

Bedroom Two

11' 4" x 10' 1" To wardrobe (3.45m x 3.07m to wardrobe)
Upvc double glazed window to rear aspect, built in wardrobe, and radiator.

Bedroom Three

8' 5" x 6' 9" into door recess (2.57m x 2.06m into door recess)
Upvc double glazed window to side aspect and store cupboard.

Bathroom

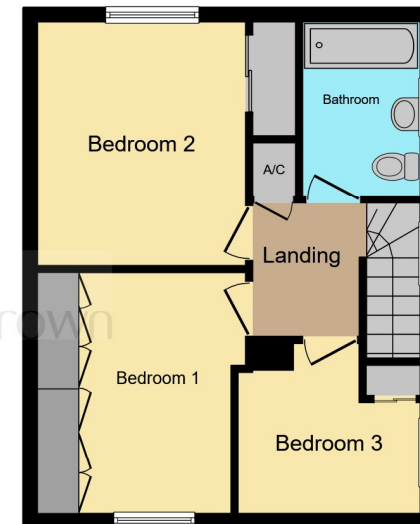
Suite comprising bath with shower screen and overhead shower, wash hand basin set into a vanity unit, wc and heated towel rail.

Outside

Situated on a corner plot, the front of the property is greeted with a hard standing path leading to the front entrance door. The garden continues round the side elevation which is mature and laid to lawn with various shrubs and bushes, and gated access to the side elevation also gives access to the rear garden which is mainly laid to lawn with a slabbed patio area and enclosed in the main by panelled fencing.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Woodland Road, Hellesdon Norwich

- Detached Home Fully Furnished
- Three/Four Bedrooms
- One/Two Reception Rooms
- Conservatory
- Garage + Driveway Providing Off Road Parking

Tenure: Freehold EPC Rating: D

£425,000

directions to this property:

From William H Brown office follow Reepham Road and take first right hand turn on to Bernham Road, follow the road to the t-junction and turn right onto Woodland Road where the property can be found.



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Property Ref:
HEL102326 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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