



**PORTFOLIO**  
from



william h brown

Pinewood Close, Hellesdon, Norwich, Norfolk, NR6 5LX



# Pinewood Close, Hellesdon, Norwich, Norfolk, NR6 5LX

*One of Hellesdon's hidden gems is Pinewood Close. This lovingly cared for home is located down a private road, and would offer future occupants a straight move in feel. Ideal for families due to it's spacious layout both to the ground and first floor, but also for entertaining, worth the view!*



## Entrance Porch

External entrance door to front aspect, double glazed side panels and further internal door opening to entrance hall.

## Entrance Hall

A generous space with access to study, stairs to first floor, wc and two storage cupboards.

## Wc

Suite comprising wc and wash hand basin.

## Study

*13ft 7in x 10ft 9in*

Wood effect floor, pantry cupboard, radiator and gives access to kitchen/diner.

## Open Plan Kitchen/Diner

*23ft 5in x 12ft 1in*

A range of wall and base units with work surfaces over, upvc double glazed window to rear aspect, wood effect flooring, integrated four ring electric hob and oven, integrated dishwasher, 1 ½ bowl sink with mixer tap, breakfast bar and upvc double glazed french doors opening to rear garden.

## Lounge

*23ft 1in x 11ft*



Upvc double glazed window to front aspect and radiator.

## First Floor Landing

Giving access to all bedrooms and family bathroom.

## Bedroom 1

*16ft 8in x 11ft 2in*

Upvc double glazed window to front aspect and radiator.

## Ensuite

Suite comprising shower, wc, and wash hand basin.

## Bedroom 2

*16ft 8in x 10ft 1in (max)*

Upvc double glazed window to rear aspect and radiator.

## Ensuite

Suite comprising shower, wash hand basin and wc.

## Bedroom 3

*12ft x 11ft 7in*

Upvc double glazed window to front aspect and radiator.

## Bedroom 4

*12ft 1in x 11ft 8in*

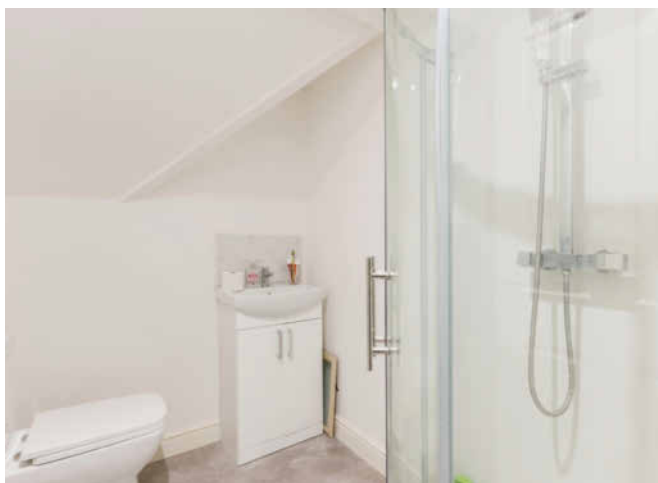
Upvc double glazed window to rear aspect and radiator.

## Bathroom

Suite comprising bath with separate shower, wash hand basin and wc.

## Outside

To the rear elevation, a well-maintained low maintenance garden can be found. This is complemented to the front elevation by a gravel drive providing ample off-road parking for multiple vehicles.

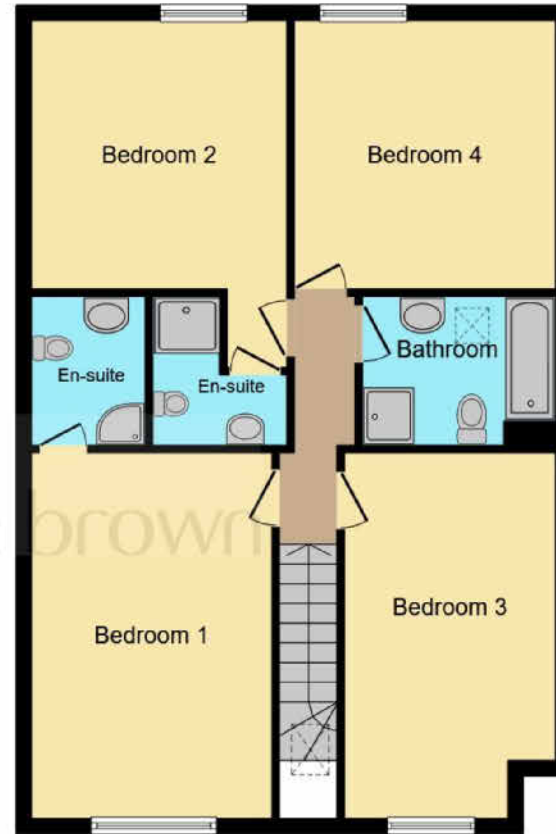








**Ground Floor**



**First Floor**

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# welcome to

## Pinewood Close, Hellesdon, Norwich, NR6 5LX

THIS IMMACULATELY WELL- PRESENTED DETACHED HOME is in the popular NR6 postcode just to the west of Norwich city centre and would make a perfect purchase for a family. Further benefiting from four double bedrooms off landing, two of which boast ensuite facilities, a well-maintained garden and parking for multiple vehicles. Internally the accommodation comprises of entrance porch, entrance hall, kitchen/diner, lounge, study, wc and ample storage to the ground floor. This is complemented to the first floor by four bedrooms off the landing two of which have ensuites, and the family bathroom.

**Viewing is a must to fully appreciate the accommodation being offered!**

Offers in excess of

# £450,000

- Detached House
- Four Double Bedrooms
- Two Ensuites + Family Bathroom
- 23ft Kitchen/Dining Room

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

# 01603 487888

or email [hellesdon@williamhbrown.co.uk](mailto:hellesdon@williamhbrown.co.uk)

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