



PORTFOLIO
from



william h brown

Sutherland Avenue, Norwich, Norfolk, NR6 5LN

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FOUR DOUBLE BEDROOMS!!! This lovingly cared for family home can only be appreciated by an internal inspection. Perfect for multi-generational living, and housing extended family and guests. The added benefit is the landscaped gardens which maximises the enjoyment of the summer months!



Entrance Hall

External entrance door to side aspect, kardean flooring, radiator, stairs to first floor, understairs cupboard, and giving access to the living room, study, wc, ground floor bedroom and kitchen.

Living Room

14ft 9in x 10ft 10in

Upvc double glazed window to front aspect, carpeted and radiator.

Study

12ft x 5ft 5in

Upvc double glazed window to side aspect, carpeted and radiator.

Wc

Suite comprising upvc double glazed window to side aspect, wc and vanity unit with inset wash hand basin.

Ground Floor Bedroom

16ft 4in x 9ft 8in

Upvc double glazed window to front aspect, radiator, and carpeted.

Ground Floor Ensuite Bathroom

Suite comprising corner bath, walk in shower, wc, wash



hand basin, two heated towel rails and kardean flooring.

Kitchen

15ft 8in x 14ft 3in

Wall and base units with quartz work surfaces over, integrated gas hob, eye level oven, microwave and hot tray, extractor hood, two fridge freezers, kardean flooring, plinth heating, plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer, and upvc double glazed external entrance door to side aspect, and further door opening to family room.

Family Room

24ft 7in x 8ft 7in

Lantern sky light, carpeted, two radiators, french double doors and bi-folding doors opening to rear garden.

First Floor Landing

Giving access to three further double bedrooms built in store cupboard and family bathroom.

Bedroom Two

13ft 1in x 10ft 9in

Upvc double glazed window to front aspect, radiator, store cupboard, built in wardrobes and carpeted.

Ensuite Shower Room

Suite comprising shower cubical, decorative wall panelling, wash hand basin, heated towel rail, wc and kardean flooring.

Bedroom Three

12ft 7in x 10ft 5in

Upvc double glazed window to rear aspect, radiator, carpeted and eaves loft space.

Bedroom Four

17ft 9in x 11ft 9in (max)

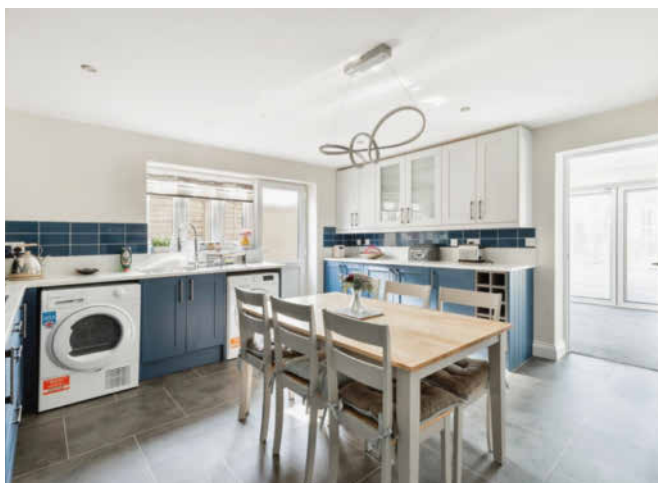
Upvc double glazed window to rear aspect, radiator, built in wardrobe, access to loft space and carpeted.

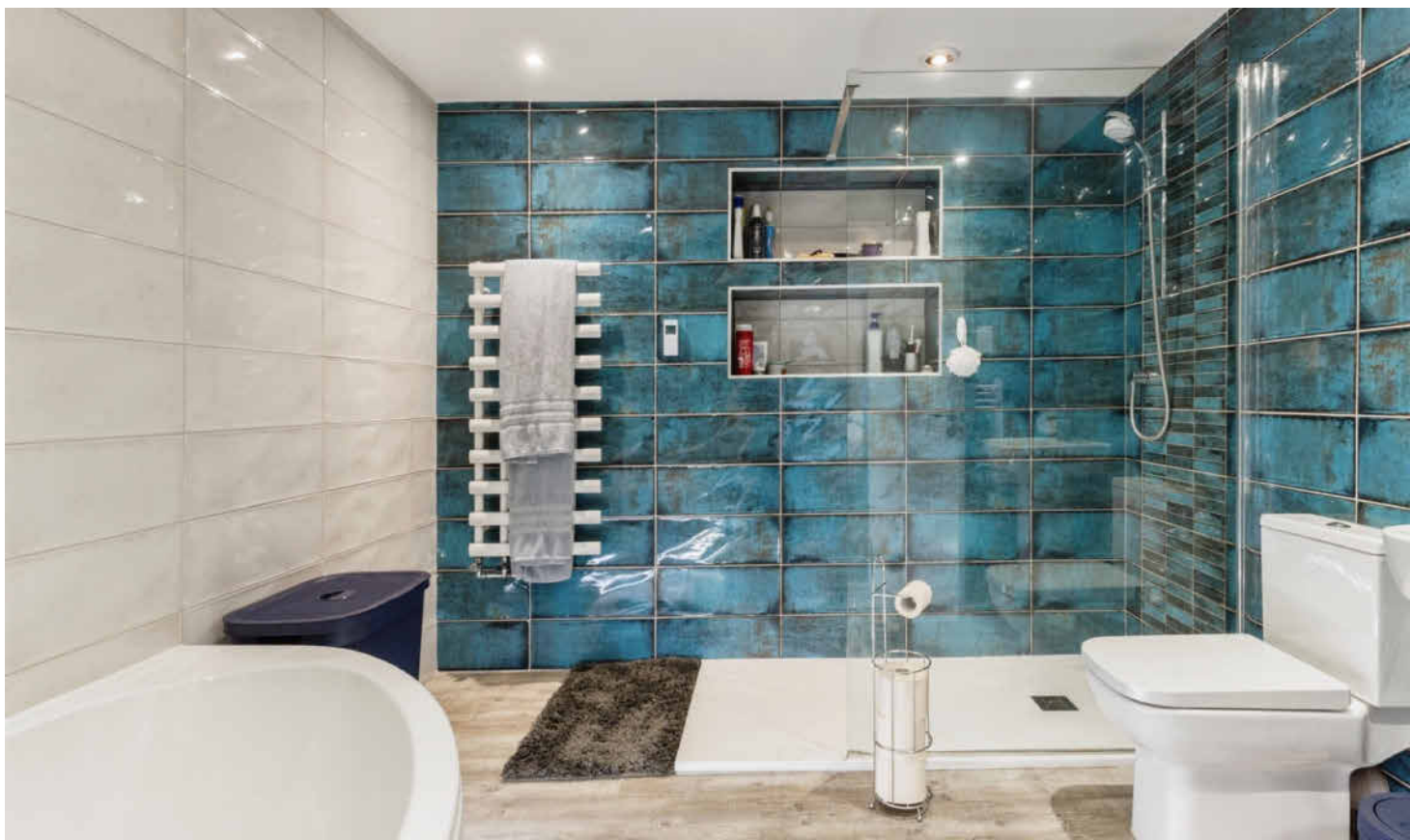
Bathroom

Suite comprising bath with shower over, decorative wall panelling, wash hand basin, wc, and heated towel rail.

Outside

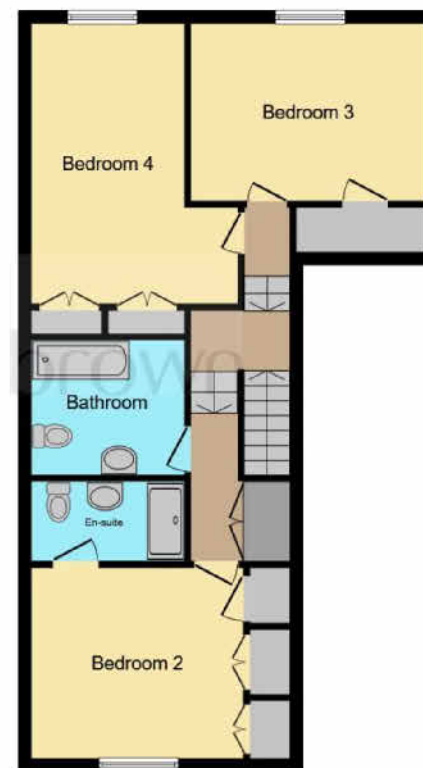
This beautifully landscaped garden is split level, the first level being patio which leads to artificial grass with decorative planted sleepers and inset lighting. There is also a pathway leading to the bottom of the garden via a pergola, decking, summer house and is enclosed by panelled fencing, whilst the remainder of the front elevation is mainly laid to shingle and offers ample off-road parking, enclosed by brick walling and 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

welcome to

Sutherland Avenue, Hellesdon, Norwich, NR6 5LN

Located within the popular suburb of Hellesdon and within easy commuting distance of Norwich city and Norwich International Airport and the Park and Ride service there. We are delighted to offer for sale this four double bedroom detached family home. Hellesdon benefits from several local schools, and there is easy access to the many facilities and amenities that this area has to offer. This lovingly cared for home offers future occupants flexible living and could offer support to families looking for multigenerational living with the added benefit of having a ground floor bedroom and a delightful family room overlooking the landscaped rear garden, which is a particular feature, with bi-folding doors, offering an in and out entertaining space to enjoy the summer months or family gatherings. Internally the accommodation comprises of; entrance hall, living room, study, wc, ground floor bedroom, ensuite, kitchen and family room. This is complemented to the first floor by three further double bedrooms, one with fitted wardrobes and shower ensuite and family bathroom. Externally the property benefits from a well-tended shingle driveway, offering ample off-road parking and well thought out, landscaped rear garden. View early to avoid missing out on this well-appointed home!

Offers in excess of

£450,000

- Detached Four Double Bedroom Home
- Family Bathroom + Two Ensuites
- Three Reception Rooms
- NO UPWARD CHAIN!

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



To find out more information or to arrange a viewing call

01603 487888

or email hellesdon@williamhbrown.co.uk

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