



**Woodland Road, Hellesdon Norwich NR6 5RQ**



**welcome to**

## **Woodland Road, Hellesdon Norwich**

**\*\*PERFECT FAMILY HOME\*\* \*\*MUST BE VIEWED INTERNALLY\*\*** This lovingly cared for home offers four double bedrooms, two ensuites, utility room and open plan living. Furthermore, the landscaped rear garden is delightful and ideal for enjoying the summer months! Within proximity to local bus links!



## Accommodation

William H Brown are delighted to present this immaculately presented semi-detached chalet, situated in the popular suburb of Hellesdon, which is to the north of Norwich and good links into Norwich city centre. Furthermore, it is within close reach of several schools for all ages, really making it the perfect family home. Internally, the accommodation comprises of entrance hall, lounge, open plan kitchen/family/dining room, utility room, wc, integral garage, bedroom, and ensuite. This is complemented to the first floor by three double bedrooms, ensuite and family bathroom. Externally to the front of the property you have a driveway for multiple cars and garage. To the rear elevation is a delightful, enclosed garden. The property is finished to a fantastic standard throughout, with modern bathrooms, ensuites, and a high specification kitchen. Call us now to register your interest.

## Entrance Hall

Upvc double glazed external entrance door and side panel to front aspect, stairs rising to first floor landing and giving access to lounge, open plan kitchen/family/dining room, and ground floor bedroom.

## Ground Floor Bedroom

12' 9" x 9' 8" ( 3.89m x 2.95m )

Upvc double glazed window to front aspect, storage cupboard, radiator and laminate flooring.

## Ensuite

Suite comprising corner shower, tiled walls, wc and wash hand basin.

## Lounge

21' 4" x 12' 6" Max ( 6.50m x 3.81m Max )

Upvc double glazed window to front aspect, two radiators, laminate flooring and double doors opening to dining room.

## Kitchen/Family/Dining Room

28' 1" x 10' 8" ( 8.56m x 3.25m )

### Kitchen Area

A range of modern fitted wall and base units with quartz worktops, built in bosch dishwasher, fridge freezer and dishwasher, AEG integrated electric oven, hob and extractor hood, 1 1/2 bowl sink and drainer, laminate flooring, inset ceiling spotlights, breakfast bar, upvc double glazed window to rear aspect and integral door opening to utility room.

### Family Room

Continued laminate flooring, upvc double glazed external doors opening to rear garden and radiator, further leading into.

### Dining Area

Upvc double glazed window to rear aspect, laminate flooring and double doors opening into the lounge.

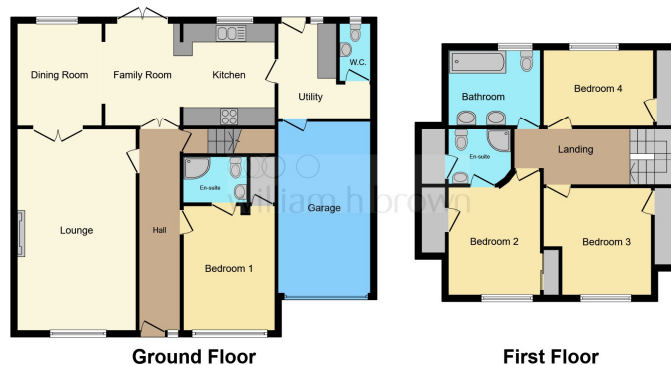
## Utility Room

9' 7" x 11' 5" ( 2.92m x 3.48m )

Upvc double glazed window and door to rear aspect, tiled floors with underfloor heating, wall and base units with work surface and integral door leading into garage and further door to wc.

## Wc

Suite comprising upvc double glazed window to rear aspect, tiled walls and flooring, wc and wash hand basin.



## Integral Garage

With opening to the front and upvc double glazed door and windows to rear aspect.

## First Floor Landing

Giving access to three bedrooms and family bathroom and upvc double glazed window to side aspect.

## Bedroom Two

13' 9" x 10' 1" ( 4.19m x 3.07m )

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

## Ensuite

Suite comprising shower cubical, tiled walls, heated towel rail, wc, wash hand basin and eaves storage cupboard.

## Bedroom Three

11' 7" x 11' 8" Max ( 3.53m x 3.56m Max )

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

## Bedroom Four

11' 9" x 8' 11" ( 3.58m x 2.72m )

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

## Bathroom

Suite comprising upvc double glazed window to rear aspect, his and hers sinks, bath with shower above, radiator, heated mirror, tiled walls, wc and laminate flooring.

## Outside

Externally to the front of the property is a driveway providing off-road parking and access to the garage. The remainder of the garden is hard standing with some mature bushes and path leading to the front entrance door. This is complemented to the rear of the property, which is landscaped by patio, lawn, slate standing areas, a covered patio and a variety of plants, shrubs and an established tree, enclosed in the main by panelled fencing.



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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](http://www.focalagent.com)

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## **Woodland Road, Hellesdon Norwich**

- Semi Detached Chalet
- Four Double Bedrooms
- Two Ensuites + Family Bathroom
- Open Plan Living
- Utility + Downstairs Wc

Tenure: Freehold EPC Rating: C

offers in excess of

**£350,000**

### **directions to this property:**

From the William H Brown office in Hellesdon proceed along Reepham Road heading towards Norwich city. Take the first right hand turn into Bernham Road, proceed to the end of the road and bear right, which is Woodland Road, and continue to the bottom. As the road bears round to the right the property can be found on the left-hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL102969 - 0006

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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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