



**PORTFOLIO**  
from



william h brown

Brabazon Road, Hellesdon, Norwich, NR6 6SY



# Brabazon Road, Hellesdon, Norwich, NR6 6SY

**CALLING ON ALL FAMILIES! A LOVINGLY CARED FOR DETACHED HOME.** Located on a highly regarded road in Hellesdon. The property itself would make a perfect family home and benefits from four generous double bedrooms and a stunning open kitchen/diner, with bi-fold doors opening to a manicured rear garden!



## Entrance Porch

Leading to front door which opens into hallway.

## Entrance Hall

Karndean flooring, radiator, stairs to first floor, built in understairs storage, and gives access to living room, boot room and kitchen/dining room.

## Boot Room

Space for coats and shoes, and gives access to wc, and utility room.

## Wc

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

## Utility Room

11ft 9in x 9ft 4in

This space is versatile space offering multiple uses, with plumbing for washing machine and leads to garage store.

## Living Room

24ft 2in x 13ft (max)

Upvc double glazed bay fronted window to the front, and further window to side aspect, fitted shutters, fully working log burner, two radiators, double doors opening to kitchen/diner/family room.



## Open Plan Kitchen/Diner

30ft 3in x 15ft 1in

Karndean flooring, integrated fridge freezer, two ovens one of which is self-cleaning, ample floor and base units. A well-designed island with four ring induction hob and extractor fan. Upvc double glazed external door to side aspect, bi-fold doors opening to rear garden and two floor to ceiling radiators.

## First Floor Landing

Generous landing space with built in cupboards offering a fantastic storage solution, upvc double glazed window to the side aspect, and gives access to all four bedrooms,

bathroom, and shower room.

## Bedroom One

21ft 1in x 9ft 1in

Dual aspect upvc double glazed windows to front and rear aspects with good natural light, and radiator.

## Bedroom Two

14ft 1in x 11ft 9in

Upvc double glazed window to rear aspect, high ceiling and radiator.

## Bedroom Three

13ft x 11ft 4in

Upvc double glazed window to the front aspect and radiator.

### Bedroom Four

12ft 1in (max) x 11ft 2in

Upvc double glazed window to side aspect. radiator and built-in wardrobe.

### Bathroom

Suite comprising double glazed upvc window to the rear aspect, roll top bath with double shower, two wash hand basins, low level wc, and two heated towel rails.

### Shower Room

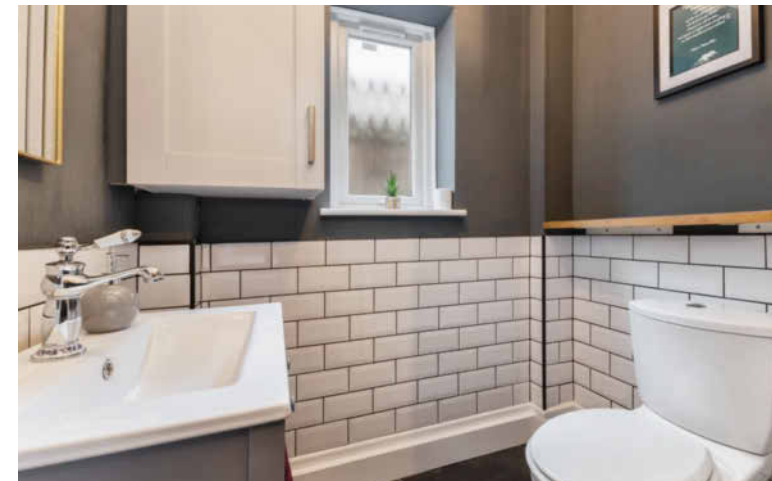
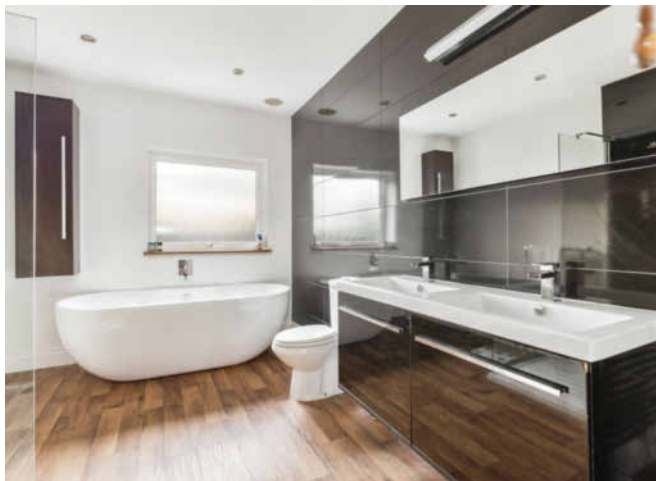
Suite comprising double width shower tray, heated towel rail, wc, wash hand basin, and upvc double glazed window to front aspect.

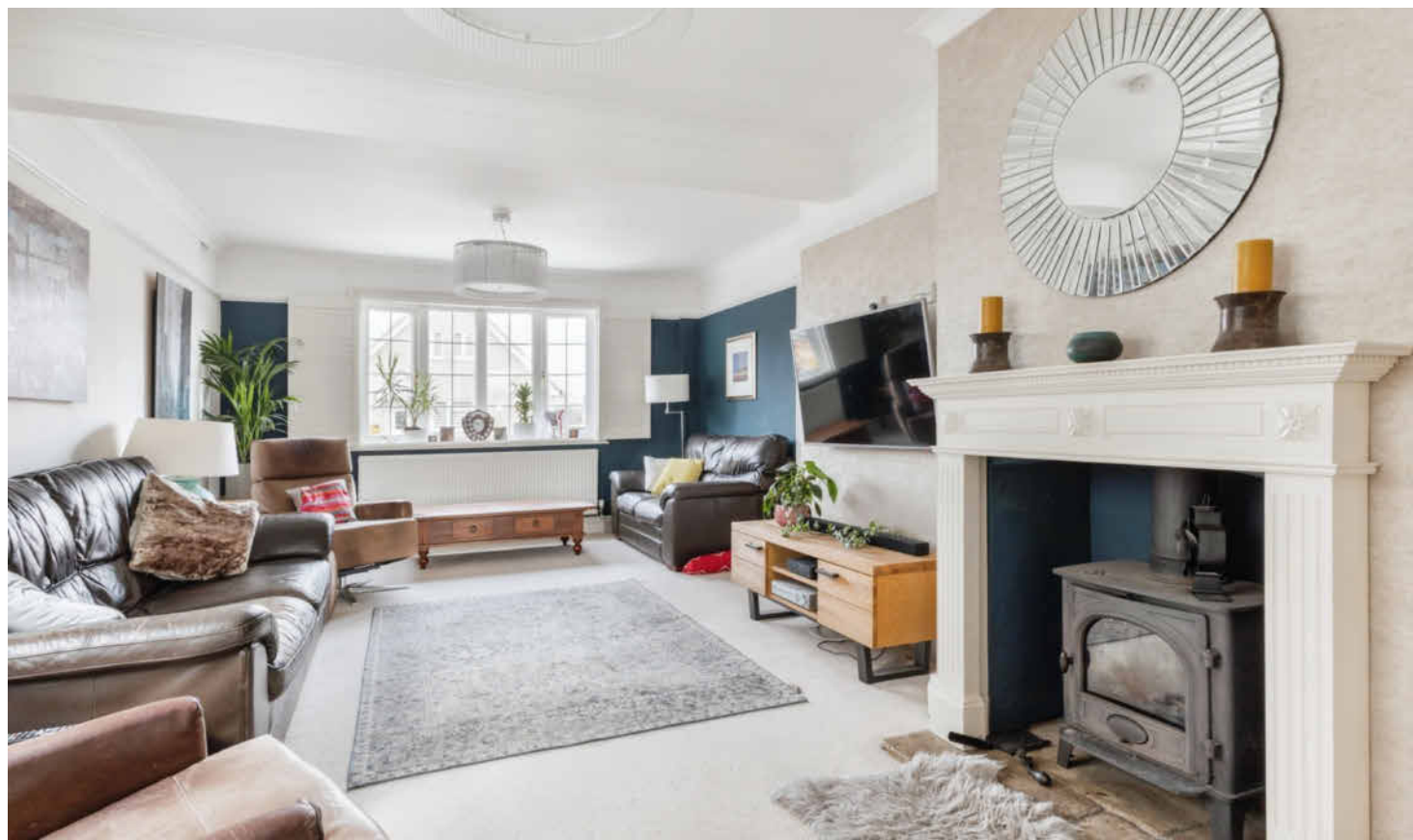
### Outside

To the front of the house is a horseshoe driveway offering ample off-road parking to the front and side elevation, ideal for multiple vehicles and a motor home. This is complemented to the rear by a mostly laid to lawn garden with well-established trees, shrubs, and plants, raised beds and patio space with outside tap and power. Stylish uplighting finishes off the garden and two sheds, one of which has hard-wired power and doubles up as a workshop.

### Total Floor Area

176 Square Metres (Measurement taken from the EPC)









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

# welcome to

## Property Address

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS IMMACULATELY PRESENTED DETACHED HOUSE located on a highly regarded road in Hellesdon. The property itself would make a perfect family home and benefits from four generous double bedrooms, a stunning open-plan kitchen/diner/family room with bi-fold doors opening out onto the well-tended, manicured, enclosed garden. To the front elevation you are greeted by an in and out driveway, perfect for multiple vehicle's or visiting guests. The property is situated within a quiet setting with minimal traffic and noise and the garden is fully south facing providing an abundance of natural light throughout property. Furthermore, this property can be found in the popular NR6 postcode just to the northwest of Norwich city centre, making it a perfect purchase for a family due to its proximity to amenities and schools, and good transport links to the city of Norwich. Internally the accommodation comprises of entrance porch leading into grand entrance hall, open-plan kitchen/dining room, living room, utility room with adjoining garage store which further gives access to wc and boots room. This is complemented to the first floor by landing area, which gives access to four bedrooms, family bathroom and separate shower room.

**The extent, and flexibility of accommodation can only be appreciated by a full and early internal inspection!**

Asking Price

## £550,000

- Detached Family Home
- Four Double Bedrooms
- Stunning Open-Plan Kitchen/Dining/Family Room
- Horseshoe Driveway, Ideal For Multiple Vehicles

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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