



PORTFOLIO
from



william h brown

Cottinghams Drive, Hellesdon, Norwich, NR6 6PS

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CHAIN FREE & EXTENDED! This detached family home could offer up to five bedrooms should the new owner require it. The property comprises a hall entrance, three reception rooms, kitchen & dining room as well as cloakroom to the ground floor with three bedrooms and family bathroom to the first floor.



Entrance Hall

External entrance door to front aspect, laminate flooring, under-stairs cupboard, stairs rising to first floor, door to wc, ground floor bedrooms, kitchen and further external entrance door opening to rear aspect.

Study

11ft 9in x 8ft 3in

Dual aspect upvc double glazed windows to front and rear aspects, carpeted and radiator.

Cloakroom

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

Living Room

14ft 6in x 11ft 3in

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

Kitchen

16ft 9in x 14ft 5in

A range of wall and base units with work surfaces over, 1 1/2 bowl stainless steel sink, space for free-standing cooker, and cooker hood, plumbing for dishwasher and washing machine, tiled splash backs and upvc double glazed window to rear aspect, opening to dining room.



Dining Room

10ft 6in x 8ft 2in

Laminate flooring, radiator, space for dining furniture, upvc double glazed window and door to side aspect.

Living Room

15ft 4in x 9ft 6in

Dual aspects upvc double glazed window to rear and side aspects, carpeted and radiator.

First Floor Landing

Giving access to three bedrooms and bathroom, airing cupboard, carpeted and loft hatch.

Bedroom One Dressing Room

11ft 2in x 8ft

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

Bedroom One

10ft 5in x 10ft

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

Bedroom Two

14ft 5in x 10ft 1in

Upvc double glazed window to front aspect, carpeted and

radiator.

Bedroom Three

8ft x 6ft 8in

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

Bathroom

Suite comprising bath with shower over, wash hand basin set into a vanity unit, wc, heated towel rail, partial tiled walls and extractor fan.

Garage

With up and over door, power and light.

Outside

To the front of the property is a mainly laid to lawn garden with path leading to front door, coupled with a variety of shrubbery at the border. This is complemented by a fully enclosed mainly laid to lawn rear garden, which provides access to the garage, timber shed and there is also a patio area. Furthermore, double gates open to a standing area that could provide additional parking.







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

Cottinghams Drive, Hellesdon, Norwich, NR6 6PS

****CHAIN FREE**** William H Brown Hellesdon are delighted to present to the market this extended three-bedroom detached family home which offers versatile living accommodation to the ground floor, currently offering three separate reception rooms, two of which historically have been used as bedrooms offering the possibility of having five bedrooms in total. The property is situated within a very popular estate location, close to many local amenities including local schools, making this property an ideal home for growing families. Internally the property offers a welcoming hall entrance, cloakroom, study, two living rooms and well-equipped kitchen & dining room to the ground floor with three bedrooms and a family bathroom to the first floor.

Externally, the property offers a generous driveway for multiple vehicles and access to the garage. Additionally, there is further car standing should it be required via double gates which open into the rear garden. The rear garden is mainly laid to lawn and offers an approximately south-west facing space to enjoy the summer months.

Asking Price

£350,000

- Extended Detached Family Home
- Ideal For Growing Families
- Close Proximity To An Outstanding Infant & Nursery School
- South-West Facing Rear Garden

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

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To find out more information or to arrange a viewing call

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or email hellesdon@williamhbrown.co.uk

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