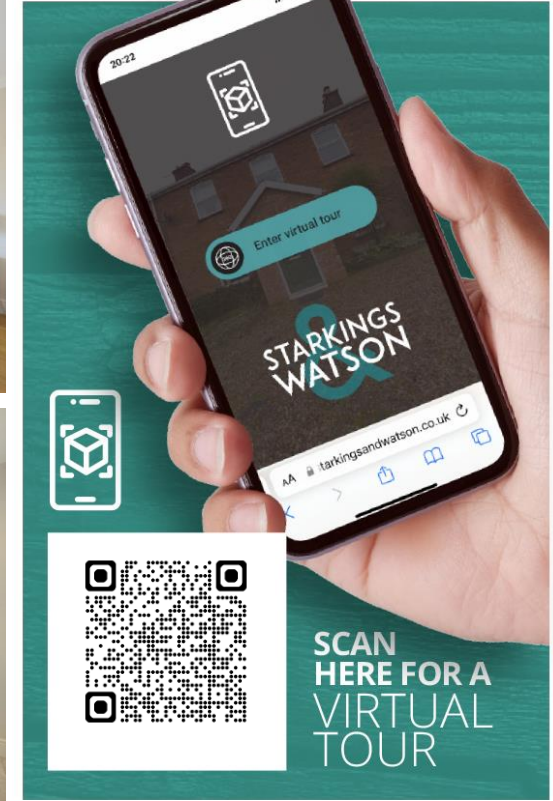


WOOD VIEW ROAD Hellesdon, Norwich NR6 5QD

Freehold | Energy Efficiency Rating : D

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FOR SALE PROPERTY



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STARKINGS & WATSON

- Semi-Detached Chalet Home
- Considerably Extended & Updated
- 320 Sq. Ft External Home Office/Annex
- Four Double Bedrooms
- 27' Open Plan Living Accommodation
- Two Family Bathrooms
- Private & Enclosed Rear Garden
- Ample Off Road Parking

IN SUMMARY

VENDOR FOUND. This immaculately presented and considerably EXTENDED SEMI-DETACHED family home offers a wealth of quality and style throughout having undergone considerable improvements. The main living accommodation extends to just over 1267 Sq. Ft (stms) over two floors whilst also offering a separate 320 Sq. Ft EXTERNAL OFFICE or POTENTIAL ANNEX with a great living space and SHOWER ROOM. The main residence offers FOUR DOUBLE BEDROOMS split over both floors with a FAMILY BATHROOM being found on each floor for ease of living. The OPEN PLAN living space is a beautifully well-lit space with HIGH SPECIFICATION FIXTURES and FITTINGS including multiple INTEGRATED APPLIANCES and QUARTZ work surfaces perfect for entertaining friends and family all year round. Externally the property benefits from ample OFF ROAD PARKING, an ENCLOSED REAR GARDEN and WORKSHOP/OUTSIDE STORAGE.

SETTING THE SCENE

The property is situated at the end of this quiet cul-de-sac and opens up just beyond the low level brick wall into a newly laid shingle driveway suitable for multiple vehicles with electric vehicle charging capability to the side of the property where the large timber swinging

gates can be found leading to the rear of the property.

THE GRAND TOUR

Stepping inside over the tiled flooring you will first be met with the main entrance hall which leads you into the living accommodation not before reaching two of the bedrooms and the family bathroom. Immediately to your right, through one of the many Oak internal doors you will find the first double bedroom with wood effect flooring currently serving as a dress room with a front facing aspect sitting out to the front of the property. The larger bedroom on the ground floor also has a front facing aspect, set back slightly with a large floor space for soft furnishings and additional storage. Adjacent to this is the four piece family bathroom with raised oval bathtub and walk-in shower this tiled space is larger than average, ideal for a growing family. Heading into the simply stunning living accommodation which has been created with the idea of natural light and accessibility being at the forefront. To your right is space for a formal dining table sitting in front of uPVC French doors leading to the rear garden whilst the kitchen area sits opposite this set around a central island with integrated dishwasher, flawless Quartz work surfaces and breakfast bar. The rest of the kitchen offers an array of wall and base mounted storage with dual integrated ovens, integrated microwave and induction hob with extraction above. To the very rear is the sitting area with bi-folding doors to the rear enabling this space to transform seamlessly from indoor to outdoor space with a skylight above. Before reaching the stairs is the boot/utility room with additional storage cupboards, one containing plumbing for a washer/dryer with a door leading to the rear driveway, an ideal spot to step inside and slip off coats and shoes after going for a long walk. The first



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floor gives way to two double bedrooms both built with dormer extensions with carpeted flooring and an abundance of natural light. These two bedrooms make use of the secondary three piece family bathroom with tiled flooring, Velux window and roll top bathtub.

THE GREAT OUTDOORS

Externally, a slab patio sits immediately to the rear of the property and reaching around to give easy access to all external outbuildings including the workshop/external storage unit at the very rear with covered BBQ area sitting between here and the annex. The majority of the lawn is laid with luscious grass backed by a tall timber fence for privacy. From the garden the external home office/annex can be accessed. A brilliantly versatile space featuring a three piece shower room with electric towel rail, additional storage cupboard with plumbing and open living space heated by modern electric radiators suitable for a home workspace, gym or additional seating area where conversion into a fully functioning separate annex would not be an issue (stp).

OUT & ABOUT

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.

FIND US

Postcode : NR6 5QD

What3Words : ///tins.curry.pushed

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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	<p>Approximate total area^m</p> <p>1588.25 ft² 147.55 m²</p> <p>Reduced headroom</p> <p>55.48 ft² 5.15 m²</p>	<p>(1) Excluding balconies and terraces</p>	<p> Reduced headroom (below 1.5m/4.92ft)</p>	<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>
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