



Hellesdon Mill Lane, Norwich - NR6 5AY

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Hellesdon Mill Lane

Norwich, Norwich

NO CHAIN. Situated on a 0.33 ACRE PLOT (stms) this well proportioned and private DETACHED HOUSE is only one of two built by a local builder and is pleasantly situated on the banks of the RIVER WENSUM with views over the marshlands beyond creating a unique TRANQUIL setting. Measuring some 1483 SQ. FT internally (stms) the property does require some modernisation but has a multitude of POTENTIAL with potential to EXTEND or create an ANNEX (stp). Currently it offers a 25' OPEN PLAN sitting/dining room, kitchen, UTILITY ROOM and WC on the ground floor while THREE BEDROOMS and a FAMILY BATHROOM occupy the first floor. Externally, the front and rear gardens create an ideal space for a family to enjoy while offering privacy and ample OFF ROAD PARKING in front of the GARAGE.

Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Unique Detached Family Home
- Fronting Onto the River Wensum
- Located Down a Private Track
- Three Bedrooms & Family Bathroom
- Open Plan Living Accommodation
- Private Rear Garden
- Potential to Extend (stp)
- 0.33 Acre Plot (stms)





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.

#### SETTING THE SCENE

The property may not initially be easy to find, a benefit for an owner of course. Accessed at the bottom of Hellesdon Mill Lane you will need to turn right towards the old mill and head through a set of white swinging gates leading to a galvanised Iron fence which grants access to the two properties on this plot only. Keep following your way down keeping the river to your left and the property will emerge to your right with a large grass and mature shrub frontage with some 85ft. (stms) of river side frontage onto the Wensum with distant field views. The main access door is found at the top of a paved patio/terrace seating area.



## THE GRAND TOUR

The central hallway grants access to all living accommodation on the ground floor as well as access into the under stair storage cupboard and stairs to the first floor. Immediately to your right is a large dual aspect sitting/dining room with carpeted flooring and slightly elevated views over the frontage towards the river all with radiators and uPVC double glazed window to the front and rear of the property. Accessed via the dining area or the hallway, the kitchen/breakfast area can be found with an array of wall and base mounted storage with potential for a central island or if desired, potential to separate the spaces fully and create a study/play room in the breakfast bar seating space. Integrated oven and four ring gas hobs occupy the kitchen currently as well as a stainless steel sink overlooking the rear garden. Sitting next to the kitchen is the utility room with additional storage and plumbing for a washing machine with inlet for a tumble dryer and access door into the rear garden with a two piece WC sat just beyond with a part tiled surround and frosted glass window. The first floor landing gives access to all three bedrooms as well as the three piece bathroom complete with a large corner bath, tiled surround and uPVC double glazed window to the rear. The smaller of the bedrooms can be found at the front of the property next to the stairs, with large built in storage cupboard over the stairs, views over the river with a radiator below and carpeted flooring. Sitting adjacent to this room is a the largest of the bedrooms with a dual aspect to make the most of the stunning views ahead, this room also boasts two good sized built in wardrobes and could easily be turned into two smaller double bedrooms if required. The second bedroom occupies a rear facing aspect, a good sized double room with carpeted flooring and large built in wardrobe.

## FIND US

Postcode : NR6 5AY

What3Words : ///mini.frosted.nest

## VIRTUAL TOUR

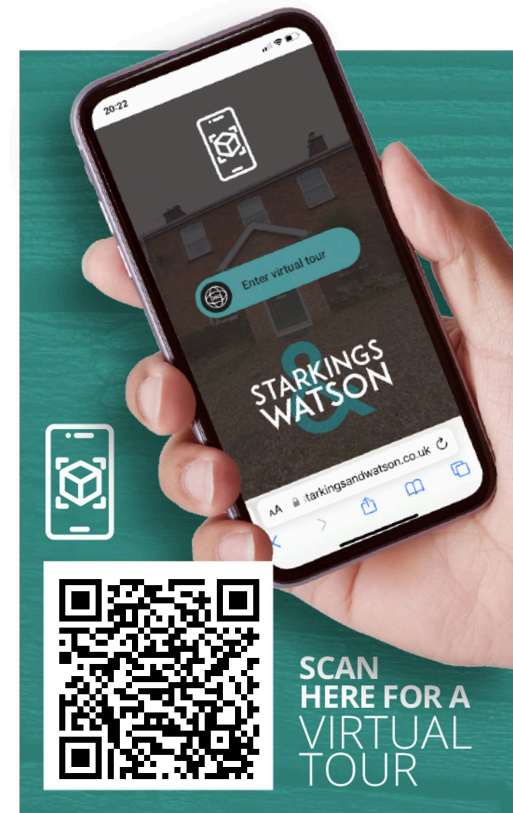
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

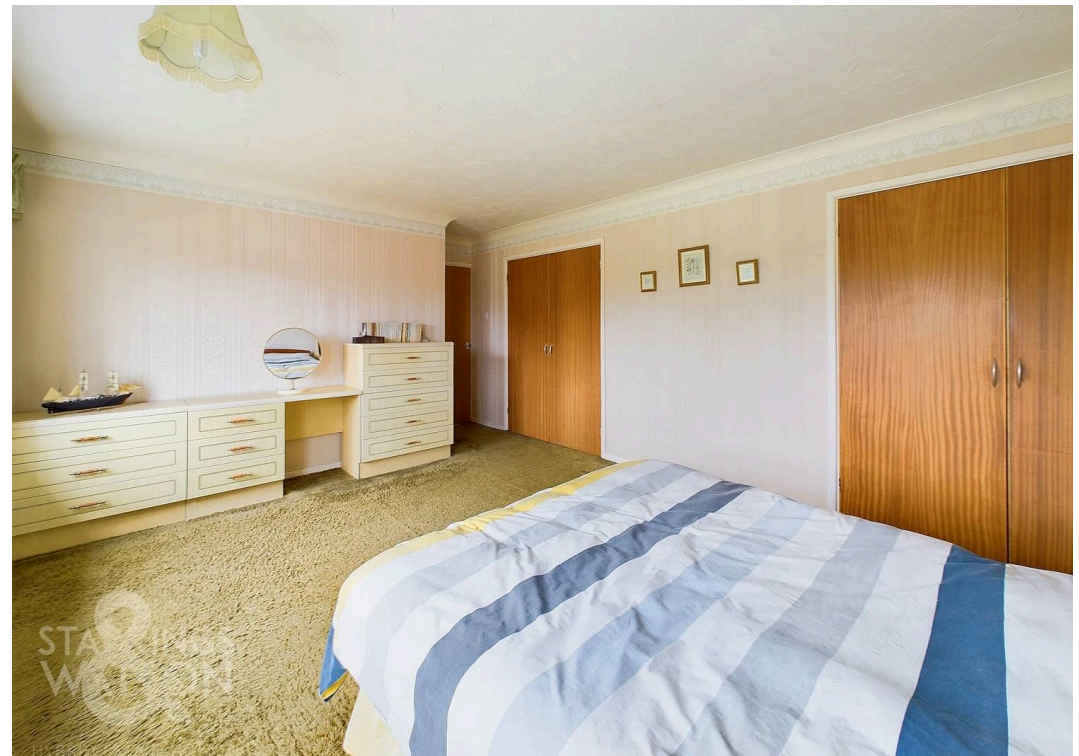
Please note that the location set by Rightmove does not accurately reflect the true location of the property. Please see What3Words for a true representation of the properties location using the code found in our 'Find Us' section.

The fences in the rear garden are being repaired by the adjoining neighbour imminently and is currently just a temporary solution.

There is a right of access at the very front of the property along the rivers edge but this is NOT for public access, it is solely for the broads authority if they require access to any part of the river.









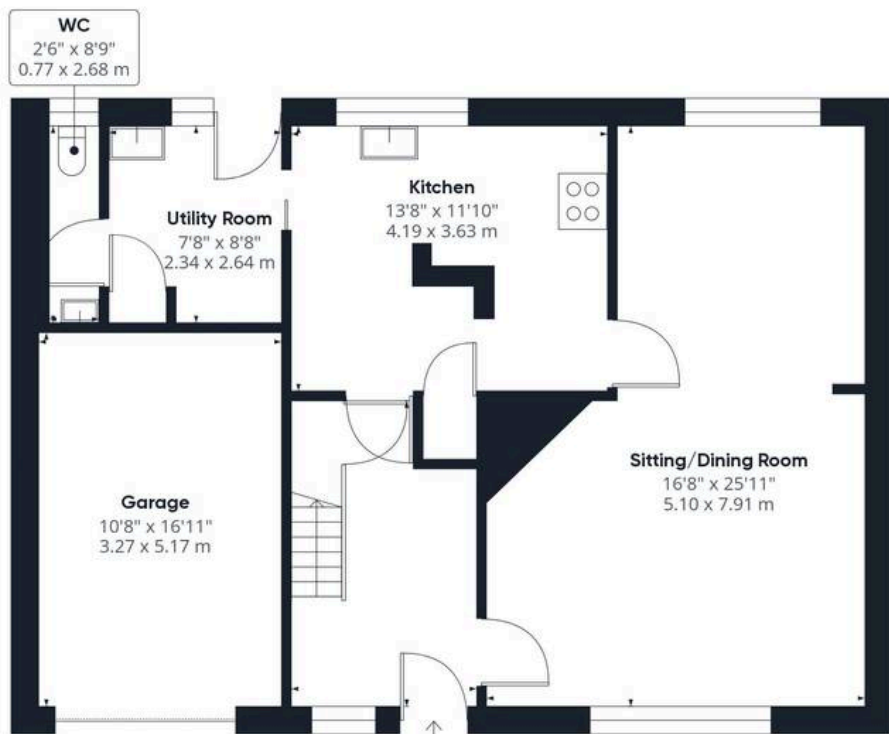


## THE GREAT OUTDOORS

Externally, the rear garden is predominantly laid to lawn with a patio seating area directly behind the property. A gradual incline takes you to the very rear of the garden with greenhouse and ample space to create a sociable area for all the family to enjoy all fully enclosed on all sides.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1483.05 ft<sup>2</sup>

137.78 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • [costessey@starkingsandwatson.co.uk](mailto:costessey@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.