



Wensum Valley Close, Norwich - NR6 5DJ





## Wensum Valley Close

Norwich

Set on an exclusive close this DETACHED FAMILY HOME comes with access rights to a PRIVATE GREEN SPACE behind the home measuring some 10 ACRES (stms) in size, perfect for multiple recreational uses. The home measures some 1773 Sq. Ft in size (stms) with the potential for ground floor conversions for those seeking MULTI-GENERATIONAL LIVING. With THREE VERSATILE RECEPTION ROOMS on offer, this home also boasts a ground floor shower room, UTILITY ROOM and KITCHEN/DINING ROOM with MULTIPLE INTEGRATED APPLIANCES. The first floor landing gives way to a further TWO EN-SUITE SHOWER ROOMS and a FAMILY BATHROOM all serving FIVE BEDROOMS, with many offering tree lines aspects or field views from their windows. The rear garden is generous in size, ideal for hosting family and friends being fully enclosed and PRIVATE. The front of the home has a large DRIVEWAY suited to parking of multiple vehicles in front of the DOUBLE GARAGE.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Detached Family Home In Exclusive Setting
- Access To Private Green Space Approx. 10 Acres (stms)
- Three Reception Rooms
- Five Bedrooms With Possible Ground Floor Conversion (stp)
- Bathroom, Shower Room & Two En-Suites
- Private & Enclosed Rear Garden
- Ample Off Road Parking & Double Garage
- Ideal For Multi-Generational Living

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 can be found tucked at a quiet end of this exclusive street with large tarmac tandem driveway suitable for parking multiple vehicles in front of the double garage with tall privacy giving hedges to both sides and front of the garden and flagstone patio walkway towards the front door with tiled and pitched awning above.



## THE GRAND TOUR

Stepping indoors a bright and neutral décor will first greet you with all wooden effect flooring leading you through the spacious entrance lobby to all living accommodation and stairs for the first floor. Turning to your left a dual aspect family room can be found with all carpeted flooring leaving room for a choice of soft furnishings with the addition of a ground floor shower room to the rear complete with low level radiator and corner shower cubicle meaning this space is perfect for a conversion for multi generational living if so desired. The utility room can also be found off from this main living space offering a multitude of wall and base mounted storage units with inset chrome sink and tiled splashbacks leaving plumbing for white goods and access into the rear garden again with the potential for this to be converted into a kitchenette area. The main sitting room comes to the right hand side of the hallway with a large box bay uPVC double glazed window at the front of the home allowing natural light to flood the space. A feature fireplace adorns the wall with wooden mantle and tiled hearth below leaving this 19' open space conducive to a choice of possible layouts. The kitchen/dining room is found at the very rear of the home initially offering a wide range of wall and base mounted storage units set over tiled flooring giving room to integrated appliances which include a tall fridge, freezer, eye level oven and microwave with five ring gas burner hob and extraction above plus 2023 fitted dishwasher. The worktops extend out to offer breakfast bar seating where additional plug sockets and USB charging points and an opening for a formal dining table sat in front of the uPVC French double glazed doors. The first floor landing allows access to all of the bedrooms within the property as well as the three piece family bathroom suites offered with a generous amount of vanity storage plus tall wall mounted heated towel rail. Turning to your left a double bedroom can be found with vaulted ceilings housing a Velux window with additional dual aspect window to the side and direct access into a en-suite shower room again with vaulted ceilings housing a Velux window and a modern fitted suite offering ample vanity storage, low level radiator and corner shower unit. Two similarly sized bedrooms can be found at the top of the stairs, one to the front and one to the rear with the bedroom at the rear having a tree lined aspect out of the window currently functioning as a home office space with additional storage whilst a similar setup can be found in the bedroom to the front of the home again with all carpeted flooring. Sitting next to the bathroom is a larger double bedroom

with field views and a tree lined aspect out of the rear window and carpeted flooring leaving ample space for a double bed and additional storage. The larger of the bedrooms comes at the adjacent side of the home complete with a wide range of built in wardrobes, leaving ample floor space for a large double bed plus use of an en-suite shower room again with modern fittings, vanity storage and low level towel rail.

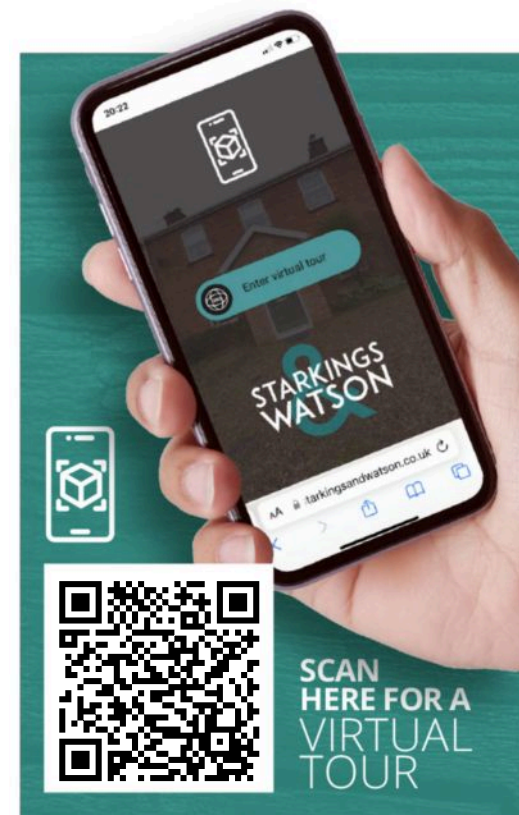
## FIND US

Postcode : NR6 5DJ

What3Words : ///clues.linen.soda

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

The rear garden is split into two levels where a flagstone patio seating area makes the most of the daytime sunshine offering the perfect space to sit and enjoy with family and friends whilst gentle steps down take you towards a large open lawn space all fully enclosed with a combination of timber fencing and hedging in the rear, the tall privacy giving hedges and trees creating a colourful and secluded setting. The property also has unique access to a communal green which all occupants off Wensum Valley Close have private access to with coded and gated access coming at three points with the space measuring some 10 acres in size (stms). This space offers dog walking facilities, tennis courts and river frontage with private fishing rights. There is a small yearly upkeep fee which is agreed by residents on an annual basis, depending on plans on maintenance.

**Double garage**

**Off street**

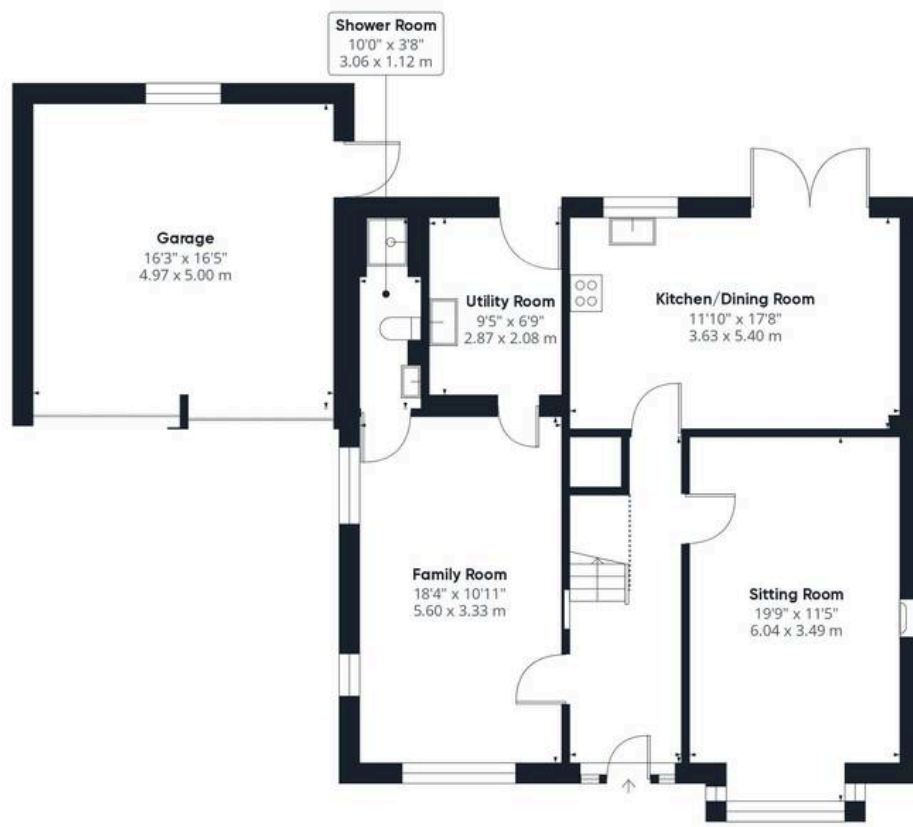
**Driveway**



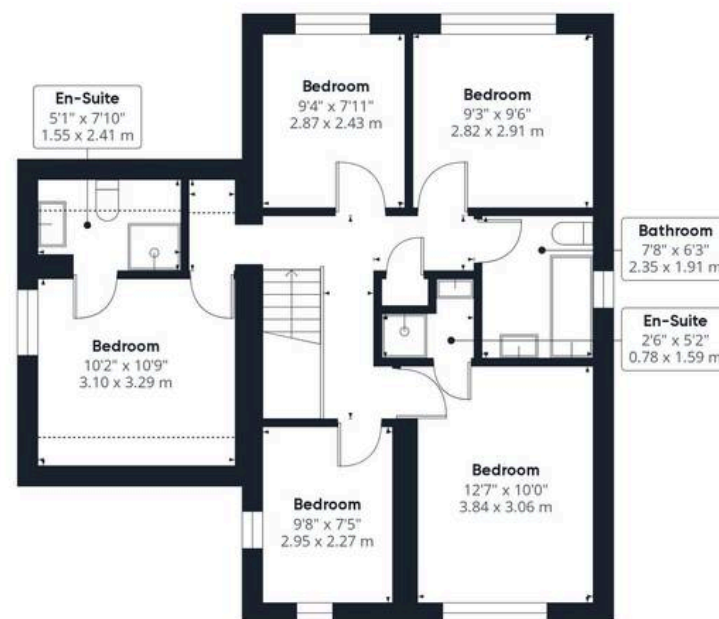
## AGENTS NOTE

All Vendors living on Wensum Valley Close have private access to a communal green space beyond the property. This space is fully enclosed with three gated and coded access points. This space offers an array of potential uses as a dog walking facility, tennis courts plus river frontage with fishing rights. A yearly maintenance fee is collected in the region of £275 however this is subject to fluctuation depending on works planned and maintenance, pending approval by residents on an annual basis.





**Ground Floor**



**Floor 1**

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

1773.36 ft<sup>2</sup>

164.75 m<sup>2</sup>

**Reduced headroom**

47.58 ft<sup>2</sup>

4.42 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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