



Hellesdon Road, Norwich - NR6 5EJ

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HYBRID ESTATE AGENTS



Hellesdon Road

Norwich

Situated on a GENEROUS and PRIVATE plot measuring approx. 0.75 ACRES (stms) this DETACHED FAMILY HOME offers a rare opportunity to purchase an incredibly versatile and unique FAMILY HOME with a little under 1600 Sq. Ft of accommodation (stms). Internally, the home offers FOUR RECEPTION ROOMS including a 24' sitting room into a garden room, kitchen/dining room and ground floor STUDY with WC next door. The first floor gives way to THREE DOUBLE BEDROOMS and a good sized single, with a FAMILY BATHROOM and EN-SUITE to the main bedroom. Externally, the property really comes to life with a multi-tiered garden giving patio seating area, planting garden and family play area alongside multiple mature trees creating a private canopy with a DETACHED DOUBLE GARAGE to the side of the home and sweeping driveway suitable for multiple vehicles.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Family Home
- Versatile Living Space Of Over 1590 Sq. Ft (stms)
- Private Plot Measuring Over 0.75 Acres (stms)
- 24' Sitting Room Into Garden Room
- Open Plan Kitchen/Dining Room & Ground Floor Study
- Three Double Bedrooms & One Large Single Bedroom
- Large Sweeping Driveway & Double Garage with built in 'pit'
- Generous & Private Tiered Rear Garden

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 is privately tucked away with mature shrubs, trees and hedges creating a privacy screen at the front of the home where a sweeping shingle driveway opens up to offer more than enough parking for multiple vehicles with the detached double brick garage to the left hand side of the home.



THE GRAND TOUR

Stepping inside, the main entrance hallway is laid with solid stone tile allowing the perfect area to slip off coats and shoes before heading into the property beyond. Immediately to the right past the coat storage is a ground floor WC modernized by the current owners with vanity storage, low level radiator and frosted glass windows whilst just next door a study can be found. Currently used as the children's playroom, this room could easily accommodate a home office setup or to be used as a snug sitting room if desired. The main sitting room is on the opposite side of the home in the form of a 24' dual aspect living area. This room has been fitted with hardware and wooden effect flooring with clean and neutral décor leaving more than enough room for a large sitting room suite and additional soft furnishings. Just off from the sitting room through a set of glass panelled French doors is the garden room with uPVC double glazed windows and warm roof ceiling making this space a useable reception room all year round - this space has panoramic views over the tree lined rear garden beyond. At the end of the hallway past a useful set of under the stair storage cupboards is the kitchen and dining room altered to create an open plan feel. This room is fitted with a mixture of wall and base mounted storage units to suit every storage needs, with wooden effect work surfaces reaching around the exterior of the room. There is space within here for integrated appliances including a dishwasher, six ring gas burner hob, dual ovens, dishwasher and fridge freezer whilst even plumbing for a washing machine and tumble dryer with perfectly positioned breakfast bar overlooking the rear garden due to its dropped elevation beyond. Just off from the kitchen to the right hand side is a secondary porch taking you directly onto the brick weave patio in the garden with side access gate taking you towards the driveway and pantry just off from this space at the back, perfect for busy family homes. The first floor branches off in both directions to allow access to all four of the bedrooms within the home as well as the three piece family bathroom suite.

Again another space modernised by the current owners to offer an attractive feel with a part tiled surround and shower head mounted over the bath with vanity storage and heated towel rail. The first of the double bedrooms comes on this side of the home next to the bathroom with all wooden effect flooring and front facing aspect. This room is currently used as a home office and games room however could easily accommodate a large double bed with additional storage solutions. The smaller of the bedrooms sits towards the centre of the landing just past a built in storage cupboard, currently used as a snug sitting room, this space could accommodate a single bed, or to be used as a first floor play area or even nursery if desired. The first of the larger double bedrooms again occupies a front facing aspect with large carpeted floor space leaving more than enough room for a double bed, additional storage solutions and soft furnishings whilst the main bedroom sits towards the rear of the home with bespoke fitted built in wardrobes, views over the rear garden and benefiting from an en-suite shower room featuring an extended walk in shower unit with rainfall shower head, frosted glass windows and vanity storage space.

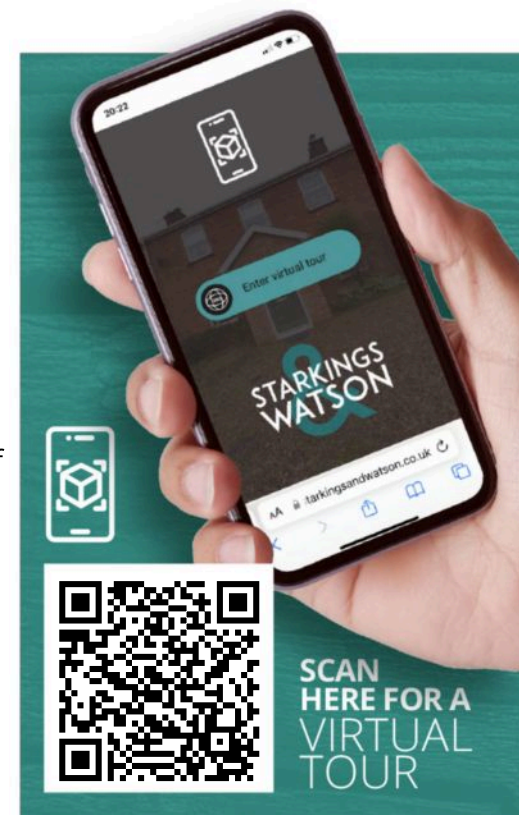
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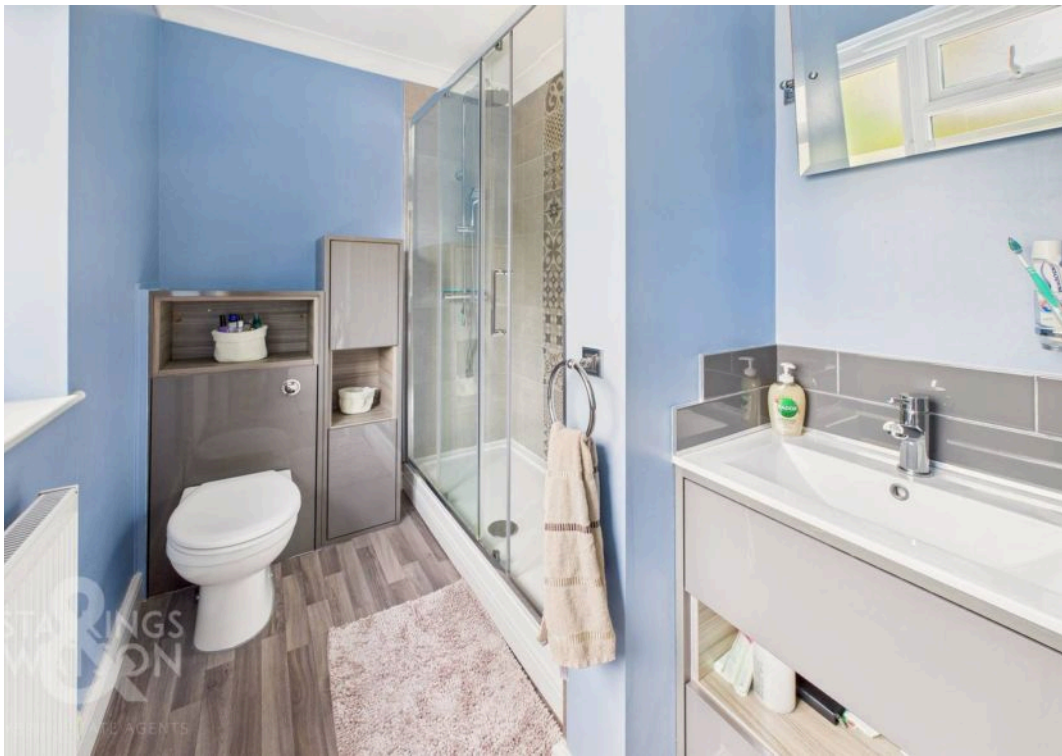
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VIRTUAL TOUR

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



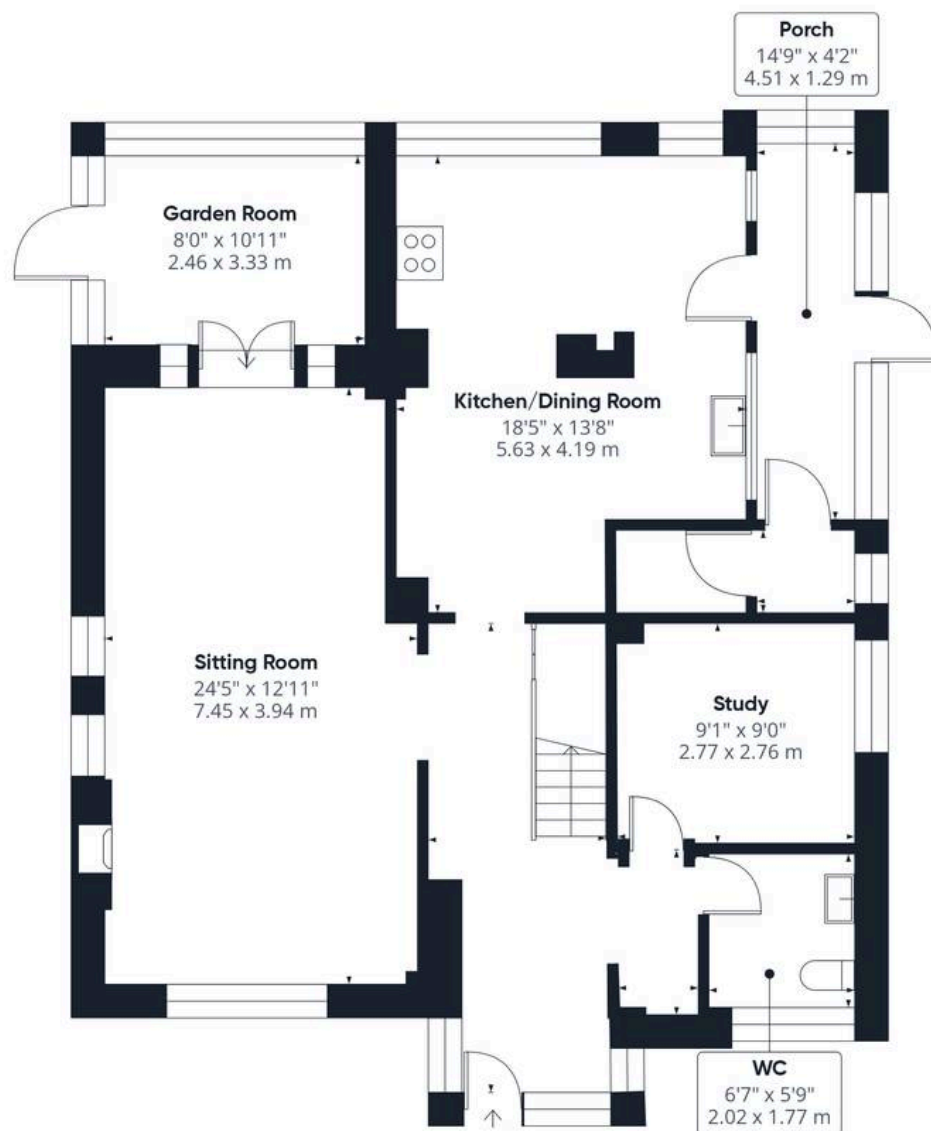




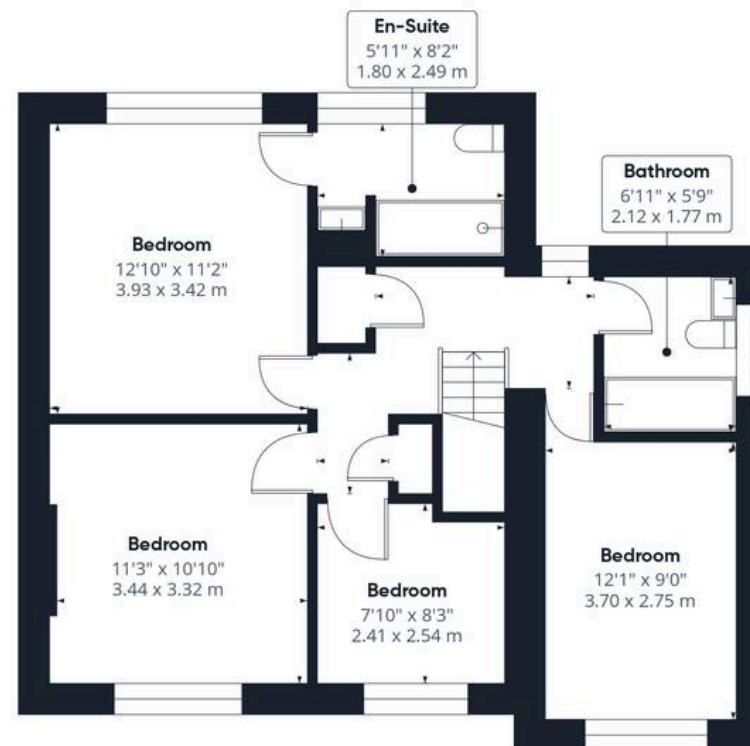
THE GREAT OUTDOORS

The rear garden is very unique in its layout, size and feel where initially a flagstone patio greets you as you exit via the rear porch, shaded by mature trees above, this space creates the ideal area to sit and enjoy with family and friends whilst a landscaped and levelled portion of the garden emerges just beyond this with sweeping lawn space leading down towards the remainder of the garden. Being cleverly landscaped, this space offers a unique versatility where a children's play area fully enclosed with timber picket style fencing laid with bark wood chip sits at the very bottom of the garden whilst multiple planting borders, vegetable planting area and mature trees are littered throughout the space. Towards the very top of the garden to the left hand side of the home is the double detached brick garage perfect for a potential conversion or to be used for its intended purposes also.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1591 ft²
147.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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