



Loggers Drive, Hellesdon - NR6 5FU



Loggers Drive

Hellesdon, Norwich

Positioned on the fringes of the development, this DETACHED TOWNHOUSE boasts over 1,000 Sq. Ft (stms) of living accommodation in a TUCKED AWAY POSITIONING, with 9 YEARS REMAINING NHBC WARRANTY providing peace of mind. Stepping inside, the HALLWAY ENTRANCE offers a two piece W.C and opens to a spacious SITTING ROOM and further to the 18' OPEN PLAN KITCHEN and DINING ROOM. Boasting a high specification with INTEGRATED APPLIANCES and ample room for dining with FRENCH DOORS flooding the space with natural light, the separate UTILITY ROOM offers further convenience. The first floor boasts three bedrooms, with the SECOND BEDROOM offering an ENSUITE SHOWER ROOM in addition to a FAMILY BATHROOM from the landing. The MAIN BEDROOM can be found on the second floor, offering PART-VAULTED CEILINGS, INTEGRATED WARDROBE's and a further three piece ENSUITE SHOWER ROOM. Stepping outside, the LANDSCAPED GARDEN is PRIVATE and FULLY ENCLOSED, offering a totally PRIVATE OUTLOOK.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached Townhouse
- 9 Years NHBC Warranty Remaining
- Set on the Fringes of the Development Overlooking Green Space
- 18' Open Plan Kitchen/ Dining Room & Separate Utility Room
- Four Bedrooms, Including Three Double Rooms
- Ground Floor W.C, Family Bathroom & Two Ensuites
- Driveway Parking & Garage
- Private & Enclosed 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 can be found set back from the road overlooking communal green space with the main entrance found from a flagstone pathway at the front of the property under an open porch.

THE GRAND TOUR

Stepping inside, the generously sized hallway entrance offers stairs rising to the first floor with integral storage beneath perfect for storing outdoor wear and a conveniently located two piece WC opposite. Immediately to the right, the spacious sitting room can be found enjoying a front facing aspect with uPVC double glazed windows, radiator and carpeted flooring running underfoot. Wood effect flooring continues from the hallway into the 18' open plan kitchen and dining room. The kitchen itself offers a range of wall base storage cupboards in addition to integrated appliances including a dishwasher, fridge/ freezer, oven, four burner gas hob and extractor above. Additionally benefiting from a separate utility space where a washing machine and tumble dryer are also integrated and a door leads out to the driveway. Ample room is available for formal dining, positioned adjacent to double French doors opening to the garden and flooding the room with natural light.

Ascending the stairs to the carpeted first floor landing, an integrated airing cupboard can be found with the family bathroom adjacent offering tiled splashbacks and a three piece suite. Doors from the landing give way to three bedrooms, a single room that's currently used as a study and a small double bedroom enjoy a rear facing aspect. Across the landing, the second bedroom overlooks the green space with carpeted flooring, space for a large double bed and storage furniture and includes a three piece suite including a glass shower cubicle. Rising to the second floor landing, the door opens to the spacious main bedroom.

Loft access can be found overhead, whilst the room enjoys a dual aspect from a Velux window and further uPVC double glazing. Carpeted flooring runs underfoot with two doors one of which opening to a walk in wardrobe/ dressing room space and the second door leading to a further three piece suite shower room including a glass door, enclosed shower and a Velux window.

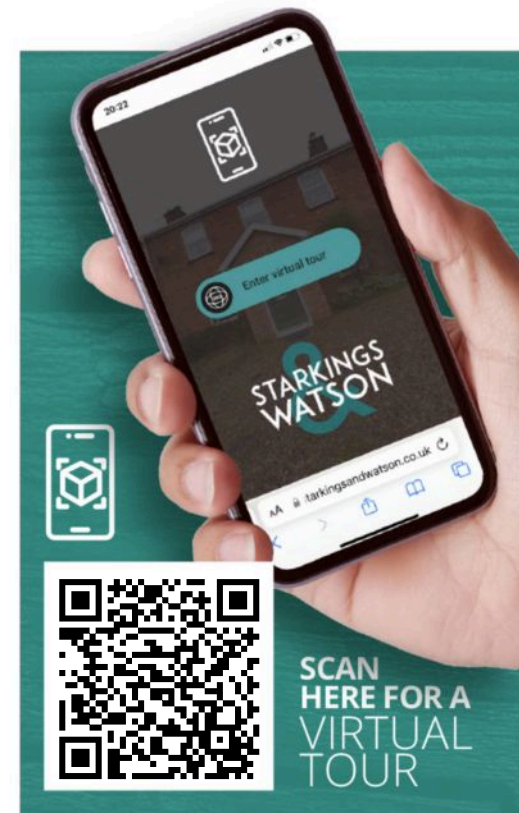
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VIRTUAL TOUR

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

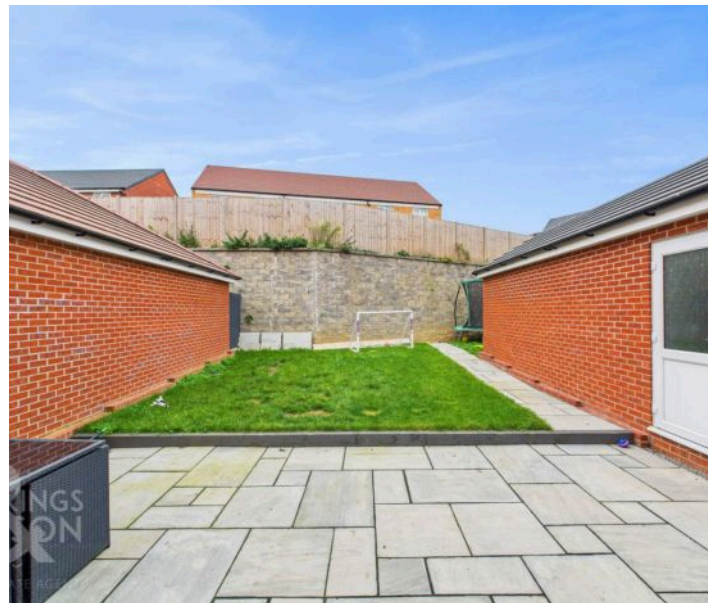






THE GREAT OUTDOORS

The rear garden is private and fully enclosed having been landscaped by the current vendors to offer a flagstone patio perfect for outdoor furniture to enjoy the summer months. A raised wooden sleeper border leads to a laid lawn and pathway bordering the garage leading to a useful space behind, a side wooden latch brace gate leads out to the garage whilst a pedestrian doorway can be found to the garage.

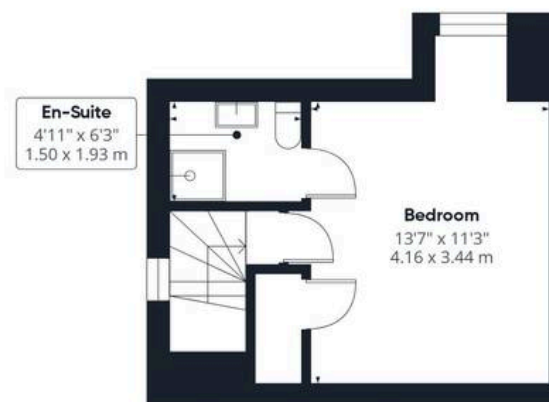




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1083 ft²

100.6 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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