



FREEHOLD

House - Detached

# OAK TREE LANE HELLESDON NORWICH NR6 5FQ

Offers Over **£320,000**

## FEATURES

- No Onward Chain
- Detached House
- En-Suite
- Garage
- Modern
- Three Bedroom
- NHBC
- Downstairs W.C
- Driveway
- Solar Panels



# 3 Bedroom House - Detached located in Hellesdon

## Description

Detached Persimmon home with three bedrooms with over 8 years of the NHBC remaining. Being offered with no onward chain this property benefits from an en-suite, family bathroom and W.C as well as a garage with an access door from the entrance hall and the property is fitted with solar panels. The property has a nice feel upon entry and is spacious and light throughout. The ground floor comprises an entrance hall, sitting room, inner lobby with stairs to the first floor and a W.C and the modern fitted kitchen/diner that spans the rear of the home. There is also a door off the entrance hall that gives access to the integral garage, Upstairs off the first floor landing are three bedrooms with an en-suite shower room to the master and a separate family bathroom. Outside the rear gardens have a new Porcelain tiled patio and the rest is laid to lawn and enclosed by panelled fencing. There is an area to the side, ideal for storage and an access gate the other side that leads to the front. The front of the property is approached via a brick weave driveway which leads to the garage and the front of the house. There is a bed of flowers and plants and a pathway.

## Entrance Hall

Door to garage and sitting room.

## Sitting Room

16'1" x 10'4"

## Inner Hallway

Doors to W.C and kitchen/diner, stairs to first floor.

## W.C

Fitted with a low level W.C, wall mounted wash basin and tiled splash backs.

## Kitchen/Dining Room

18'1" x 7'7"

Fitted with a range of modern fitted units, built in double oven, electric hob with extractor over, spaces for tall standing fridge freezer, washing machine and dishwasher. Metro style white tiled splash backs, sink and drainer, radiator, window and double doors to rear.

## First Floor

### Bedroom One

14' x 9'7"

Fitted wardrobes, radiator and two windows to front.

### En-Suite

Fitted with a shower cubicle, low level W.C, wash basin, heated towel rail, tiled splash backs and window to front.

### Bedroom Two

11'3 x 8'7"

Radiator and window to rear.

### Bedroom Three

9'10" x 7'10"

### Family Bathroom

Fitted with a panelled bath, low level W.C and wash basin, heated towel rail and window to side.

### Rear Garden

Mainly laid to lawn with a large Porcelain patio space and enclosed with panelled fencing. There is an area to the side that could be utilised for storage and there is access to the front via a gate.

### Garage

16'1" x 7'9"

With power and light, up and over door and integral door to entrance hall.

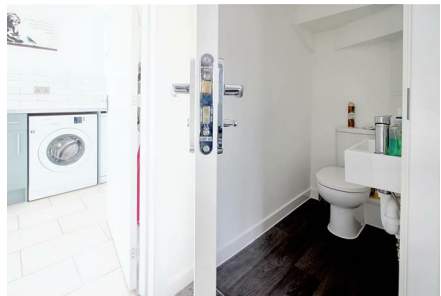
### Front

The property is approached via a brick weave driveway, there is a flower bed with plants and a pathway.





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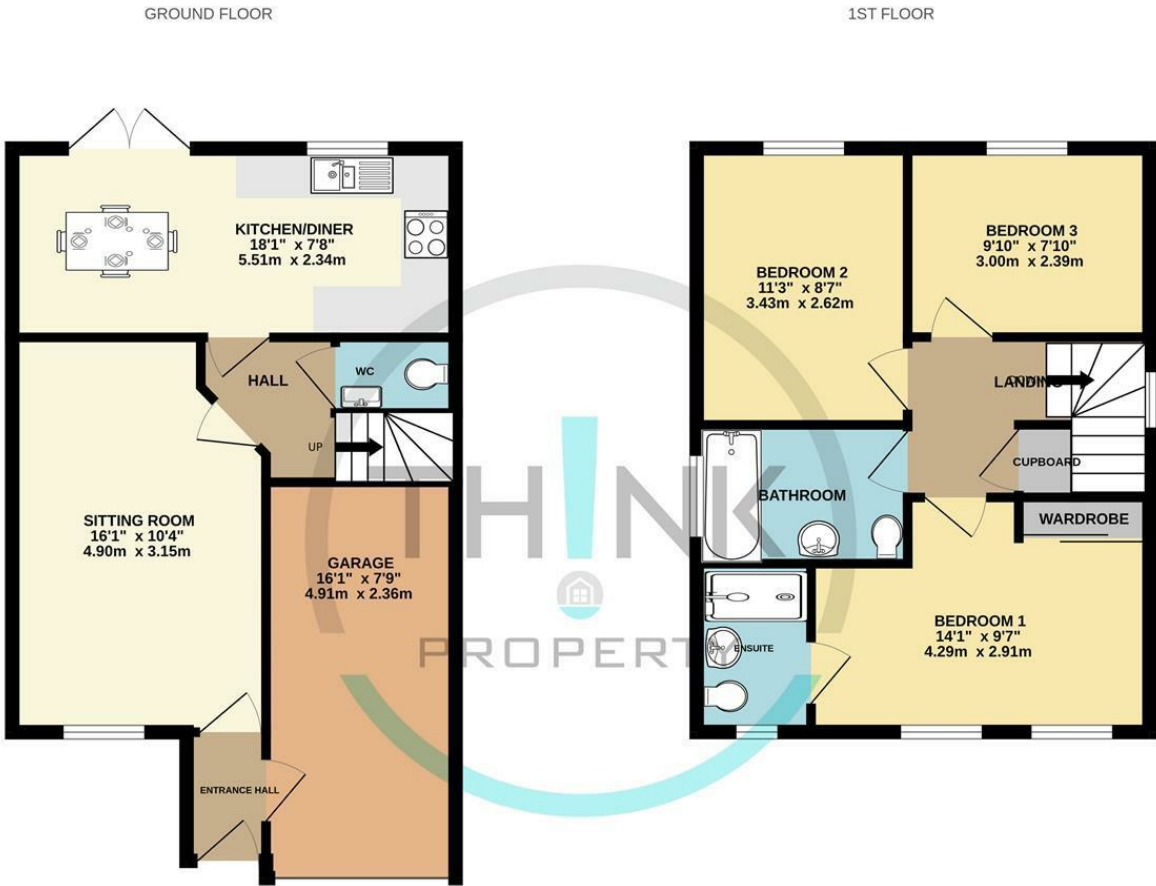
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			95
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

