

# GROUND FLOOR



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.  
Made with Metropix 6/2024



**ICONIC**  
ESTATE AGENTS

Westwood Drive, Hellesdon  
OIEO £600,000 - Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**

**rightmove**

**zoopla**

**onTheMarket.com**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Executive Detached Family Home
- Four Bedrooms
- Luxury Kitchen With Quartz Worksurface
- En-Suite, Cloakroom & Re-Fitted Bathroom
- Completely Renovated Throughout
- Solar Panels & Electric Vehicle Charge Point
- Generous Private Woodland Garden
- Brick Built Studio/Workshop
- Sought After Location
- EPC Rating A / Council Tax Band C



## Description

Iconic estate agents are delighted to offer for sale this immaculately presented detached family home, situated in a sought after Hellesdon location. The extended and improved detached property has undergone substantial renovations by the current owners and boasts generous accommodation that comprises; entrance hall with doors leading to the four bedrooms and the family bathroom, with the master bedroom boasting a three piece en-suite shower room. The family bathroom has been re-fitted and boasts a luxury white three piece suite with shower over the bath.

The internal lobby area offers a side access door through to the secure driveway that gives access to the detached garage, there is also a utility cupboard and cloak room along with ample storage for shoes and coats.

The luxury kitchen offers a range of wall and base units with quartz work surface over, there is an integrated Bosch double oven, and dishwasher and a spacious quartz breakfast bar with a second sink and a five burner induction hob.

The internal accommodation is completed by the 31ft lounge/diner which is accessed from the kitchen via two steps that lead down to the substantial family room. There are two sets of French doors which lead out onto the garden along with two Velux windows which offer an abundance of light. The room further benefits from an 8 kw wood burning stove, media wall and feature fireplace.

The property further benefits from having both solar panels that give a feed in tariff and an electric car charging point.

## Outside

Externally the property boasts ample off road parking to the front aspect via a shingled driveway and double gates that lead through to the additional parking and detached garage.

To the rear there is a recently landscaped enclosed garden with the whole plot extending to around a third of an acre. The spacious patio area leads down to the lawn area and detached brick built studio which has hard wired cat 5 internet cables, power and a 5kw wood burning stove and is ideal for working from home or a hobby room.

The bottom section of the garden is a woodland area with trees and shrubs and is currently used as an evening and summer seating area with a fire pit.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Gas Central Heating, Electricity and Broadband are all connected.

## Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF  
Council Tax C

## Tenure

Freehold

## Directions

Leave Norwich via the A0167 Drayton Road and continue onto Drayton High Road, follow the road taking the right hand turn onto Drayton Wood Road. Follow the road taking the first left onto Westwood Drive where the property can be found on the left hand side.

