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ESTATE AGENTS



10 Woods Close
Hellesdon
Norwich

Price: £425,000

Information

Tucked away in an exclusive, quiet cul-de-sac, this charming detached chalet-style home—built in the 1990s—offers spacious and versatile living across a generous plot. The property features four well-proportioned bedrooms and a beautifully landscaped, elevated private garden that is both secluded and non-overlooked—ideal for outdoor relaxation or entertaining. At the heart of the home is a stunning open-plan kitchen and Garden Room. The rear wall of the kitchen has been removed to create a bright and airy family space perfect for both everyday living and social gatherings. The double-aspect lounge, extending nearly 7 metres in length, offers excellent flow throughout the ground floor, combining space and comfort with natural light and views of the garden. Comprising Entrance Hall, Cloakroom, Kitchen, Utility Room, Lounge, Garden Room, First Floor Landing, Four Bedrooms, Master Bedroom with En-suite, Family Bathroom, Study, Garage, Off Street Parking, Rear Garden Gas Fired Central Heating. Council Band D. Energy Performance Rating D. Offered with No Onward Chain

10 Woods Close, Hellesdon

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Description

Entrance Hall 9' 10" x 9' 2" (3.0m x 2.8m)
Entrance hallway with door to WC, kitchen and lounge, stairs to first floor landing, storage cupboard, radiator

Lounge 22' 9" x 13' 11" (6.937m x 4.244m)
Window to front, electric recessed fire place creates a central point to the room, sliding doors to Garden room, radiator x 2

Kitchen/Breakfast Room 12' 11" x 11' 5" (3.932m x 3.471m)
Open plan to Garden room with a range of base and wall units with fitted work top, sink and drainer unit, gas hob, built-in oven, integrated fridge and integrated freezer, radiator, door to utility room, storage cupboard housing boiler

Utility room 7' 7" x 4' 10" (2.319m x 1.462m)
Door to rear garden, washing machine

Garden Room
Sliding doors from Lounge, solid warm roof with lantern skylights x 2, French doors to rear garden, radiator x 2

Cloakroom
Window to side, comprising WC, hand wash basin, radiator

First Floor Landing
Doors to all bedrooms and family bathroom

Bathroom 7' 2" x 6' 4" (2.190m x 1.924m)
Window to front, comprising a jacuzzi bath with WC, vanity hand wash basin, radiator, glass splashbacks

Bedroom 2 13' 1" x 8' 2" (4.0m x 2.5m)
Window to rear, radiator

Bedroom 1 13' 9" x 9' 6" (4.2m x 2.9m)
Window to front, integrated wardrobes, door to n-suite, radiator

En-suite 7' 4" x 5' 9" (2.239m x 1.752m)
Window to front, large walk-in shower cubicle, pedestal wash basin,, WC, fully tiled walls, heated towel rail

Bedroom 3 10' 7" x 7' 4" (3.238m x 2.229m)
Window to rear, radiator

Summary of accommodation

- Detached Chalet House
- Four Bedrooms
- Open Plan Garden Room to Kitchen
- Elevated Terraced Mediterranean Style Garden
- Spacious Rooms Throughout
- Secluded Location
- No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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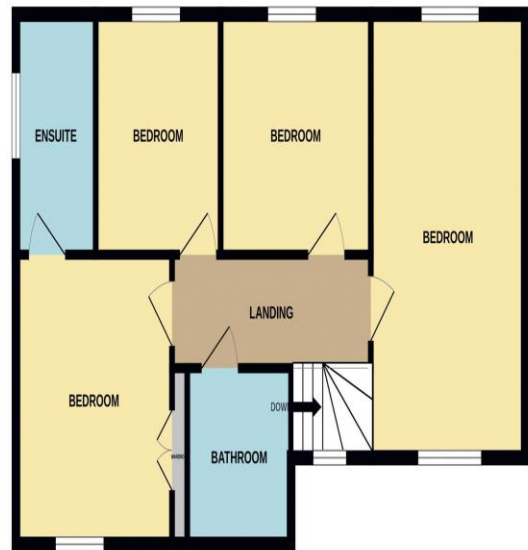
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GROUND FLOOR
921 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 1584 sq.ft. (147.2 sq.m.) approx.

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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