

Astley & co



119 Fifers Lane
Hellesdon
Norwich

Information

Luxury finish and immaculate presentation for this fabulous family home with four double bedrooms, three reception rooms, set in large plot with big sunny south facing garden. Perfect home for any growing family.

The current owners have fully refurbished this property and complimented it with a neutral colour palette. New Kitchen and bathroom have been fitted. It has been re-plastered every wall and ceiling throughout making the place look like brand new home.

A new gas fired boiler was installed end of 2023 and is regularly serviced.

A large sweeping driveway providing ample off-street parking for several vehicles.

Gas Fired Central Heating. Energy Performance Rating D. Council Tax Band C.

Price: Guide Price
£450,000

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Norwich

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ESTATE AGENTS

Description

Entrance Porch

Tiled flooring, cloak and boot storage space, double glazed window to side, composite entrance door to:

Entrance Hallway

Radiator, stairs to first floor landing with built-in under stairs storage cupboard, telephone point, smooth coved ceiling, doors to:

Lounge 13' 2" x 12' 1" (4.018m x 3.677m)

Feature exposed brickwork fire place with space for electric fire creates a central point to the room, radiator, double glazed bay window to front, coved ceiling.

Living Room 18' 11" x 11' 3" (5.768m x 3.439m)

Fireplace creates a central point to the room, radiator, double glazed bay window to rear, smooth coved ceiling.

Kitchen/Breakfast Room 23' 1" x 8' 4" (7.039m x 2.532m)

Comprising a range of fitted wall and base level units with fitted work surfaces, sink and drainer unit with mixer tap, splash backs, induction hob with extractor fan above, built-in electric eye level double oven, space for American style fridge freezer, double glazed window to rear, radiator, smooth coved ceiling

Rear lobby

Door to rear garden, door to Cloakroom, Utility Room and Dining room, tiled floor

Utility room 6' 11" x 6' 5" (2.105m x 1.960m)

Window to rear, fitted work top, sink and drainer unit, plumbing for washing machine

Cloakroom

Low level WC, radiator, smooth ceiling, extractor fan.

Dining Room 11' 6" x 9' 11" (3.500m x 3.020m)

Window to side, radiator

First Floor Landing

Window to side, doors to all bedrooms and bathroom.

Bedroom 1 19' 7" x 13' 5" (5.962m x 4.082m)

Bay window to front, radiator

Bedroom 2 10' 7" x 10' 1" (3.229m x 3.061m)

Window to rear, radiator

Summary of accommodation

- Detached House
- Four Bedrooms
- Three Bedrooms
- Large South facing Garden
- Immaculate Presentation Throughout
- New Boiler Installed 2023
- Fully Refurbed Property

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Astley & Co Estate Agents

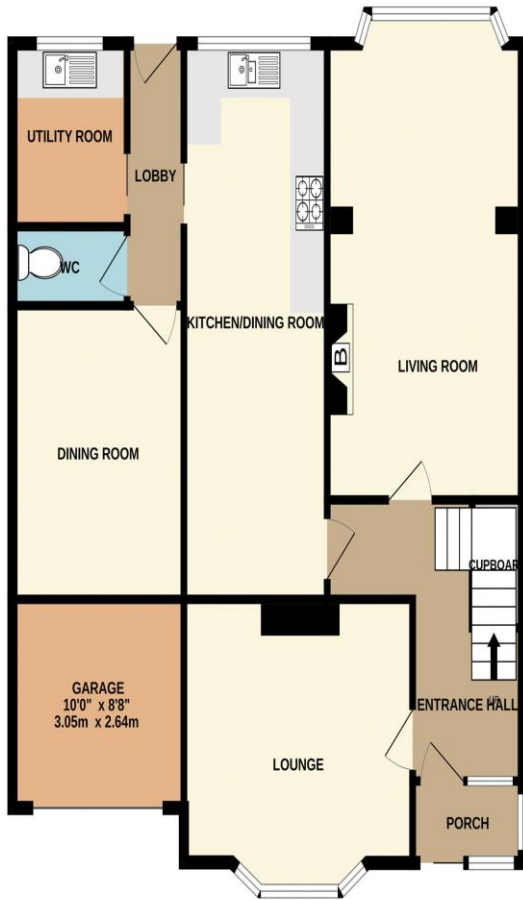
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GROUND FLOOR



1ST 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.
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