



PORTFOLIO
from



william h brown

Cromer Road, Hellesdon, Norwich, NR6 6XA

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William H Brown Portfolio are proud to present an outstanding 3 bedroom detached residence in the desirable area of Hellesdon, Norwich. A genuine showstopper from the moment you arrive, this exceptional luxury home, offers space, versatility, fully fitted external EV charging point and power points.



Entrance Porch

External entrance door and windows to side aspect, further door opening to hallway.

Hallway

Stairs rising to first floor landing, storage cupboard, opening to snug and open-plan kitchen/dining room.

Snug/Optional 4th Bedroom

UPVC double glazed window to front aspect, and radiator.

Open Kitchen/Lounge/Dining

Kitchen/Dining Area

Stylist shaker wall and base units with work surfaces over, all appliances to remain and to include, breakfast island with wine chiller, American style fridge, electric hob, extractor fan, built in double oven, underfloor heating and inset ceiling speakers with blue tooth connection, roof lantern, integrated dishwasher, inset ceiling spot lights, and tri-fold door opening to rear garden.

Lounge

Fireplace with wood burning stove, radiator, and UPVC double glazed window to front aspect. Door opening to utility room.

Utility Room



Base unit with work surfaces over, plumbing for washing machine, space for tumble dryer, composite sink and drainer, radiator, and upvc double glazed door to side aspect and window to rear aspect, door to wc.

W.C.

Suite comprising toilet and wash hand basin.

First Floor Landing

Giving access to all three bedrooms, and bathroom.

Bedroom One

UPVC double glazed window to front aspect, and

radiator.

Bedroom Two

Dual aspect UPVC double glazed windows to rear and front aspects, two built in wardrobes, and radiator. Opening to ensuite.

Ensuite

Suite comprising walk-in waterfall shower, vanity unit with inset wash hand basin, and wc.

Bedroom Three

UPVC double glazed window to rear aspect, and radiator.

Bathroom

Suite comprising p-shaped bath, tiled splash backs, vanity unit with inset wash hand basin, wc, extractor fan, heated towel rail, and upvc double glazed window to rear garden.

Outside

Patio seating area with a pergola covering directly outside the kitchen, paved pathways leading to an array of outbuildings. Retaining flower beds complimenting the patio complete with established and well manicured plants and shrubs. Additionally the garden is bordered by trees providing a good deal of privacy. The property further benefits from EV charging point and outdoor electrical sockets.

Outbuildings

Outbuilding 1. Lovely office/study, full electrics and carpet flooring.

Outbuilding 2. Being used as Kennel currently. fitted kitchen and electrics.

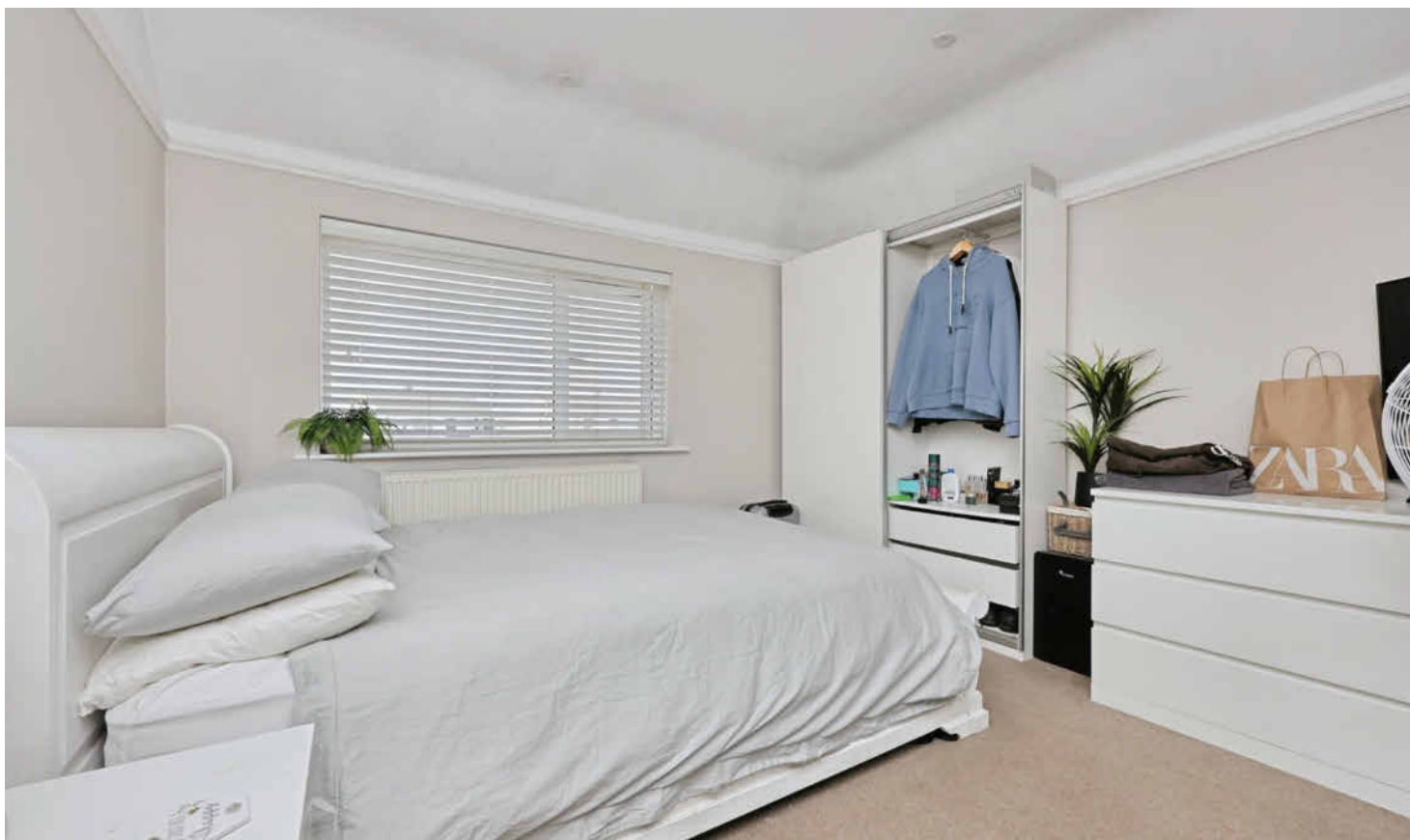
Outbuilding 3. Full electrics. UPVC windows and doors.

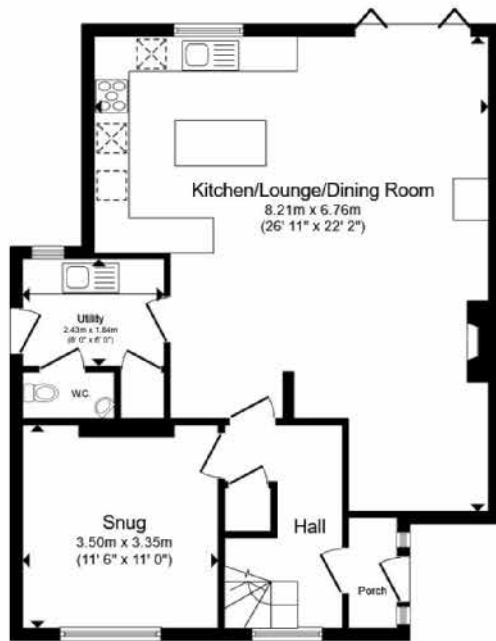
Outbuilding 4. Full electrics. UPVC windows and doors.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor



Outbuilding

Total floor area 186.8 m² (2,011 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Cromer Road, Hellesdon, Norwich, NR6 6XA

Some homes are special. Others are unforgettable. This property firmly falls into the latter category. Located within one of Hellesdon's most desirable residential settings, this remarkable 3 bedroom detached family home has been thoughtfully improved and meticulously maintained to create a property of exceptional quality, style, and versatility. At the heart of the home lies a breathtaking extended kitchen which has been designed with both entertaining and everyday living in mind. Featuring elegant dark green cabinetry, generous worktop space, and integrated ceiling speakers, this immaculate room perfectly combines luxury and practicality. The finish throughout is flawless, creating a space that would not look out of place in a high-end interior design magazine. The accommodation continues to impress with beautifully presented living spaces and three generously proportioned bedrooms. The principal suite benefits from built-in wardrobes and a stylish en suite shower room, offering a private and luxurious retreat. A stunning brand new family bathroom further enhances the home's premium feel and has been finished to an exceptional standard. Step outside and the property reaches another level entirely. The rear garden is simply sensational. Lovingly landscaped and beautifully maintained, it provides a stunning backdrop to the home and creates an incredible space for entertaining, relaxing, and enjoying outdoor living. Rarely do gardens of this quality become available.

Offers in excess of

£550,000

- Detached Three Bedroom Family Home
- Stunning Extended Kitchen & Integrated Ceiling Speakers
- Outbuilding with Kitchen Ideal for Annexe Potential
- Dedicated Home Office Outbuilding

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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To find out more information or to arrange a viewing call

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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