



Elder Close, Hellesdon Norwich NR6 5FN

welcome to

Elder Close, Hellesdon Norwich

NO UPWARD CHAIN! Constructed by Persimmon Homes, this attractively presented semi-detached family home, ideally situated within the highly regarded village of Hellesdon. Arranged over three floors, the property offers versatile living space perfect for first-time buyers or growing families.



Accommodation

Occupying a desirable position within the popular NR6 postcode, this well-presented semi-detached home offers the perfect balance of privacy, space, and connectivity, located just a short distance from Norwich city centre. The ground floor features a welcoming open-plan living and kitchen space, ideal for modern family living and entertaining. The lounge area enjoys French doors that open directly onto a spacious south-facing rear garden, allowing natural light to flood the room and seamlessly linking indoor and outdoor living. The contemporary kitchen/breakfast room is finished with integrated appliances, a breakfast bar, and stylish wood-effect worktops, complemented by a convenient downstairs wc. To the second floor are two well-proportioned bedrooms, one benefiting from built-in wardrobes, along with a modern family bathroom. The third floor is dedicated to the principal bedroom, a standout feature of the home, complete with two skylights that create a bright, airy feel and a sense of privacy away from the main living accommodation. Blinds are fitted to all windows throughout and externally, the property is positioned along a private road opposite a protected green space, providing a pleasant outlook and a sense of seclusion rarely found in such a convenient location. The home further benefits from two adjacent parking spaces, ensuring everyday practicality.

Entrance Hall

External entrance door opening to hallway, with stairs rising to first floor landing and door opening to open-plan kitchen/dining room.

Open Kitchen/Diner/Living Area

A range of wall and base units with work surfaces over and upstand, built in electric oven, gas hob, extractor fan, 1 1/2 bowl composite sink and drainer, breakfast bar, integrated dishwasher and washing machine, space for fridge freezer, wall mounted and concealed gas fired central heating boiler, and understairs storage space, upvc double glazed window to front aspect, upvc double glazed french doors opening to rear garden, and radiator. Door opening to toilet.

Wc

Suite comprising toilet and wash hand basin.

First Floor Landing

Doors opening to two bedrooms and bathroom.

Bedroom Two

Two upvc double glazed windows to front aspect, radiator and recess allowing space for storage/wardrobe.

Bedroom Three

Upvc double glazed window to rear aspect, built in wardrobe and radiator,

Bathroom

Suite comprising panelled bath, wc, wash hand basin set into a vanity unit, and partial tiled walls.

Second Flooring Landing

Giving access to bedroom one and storage cupboard.

Bedroom One

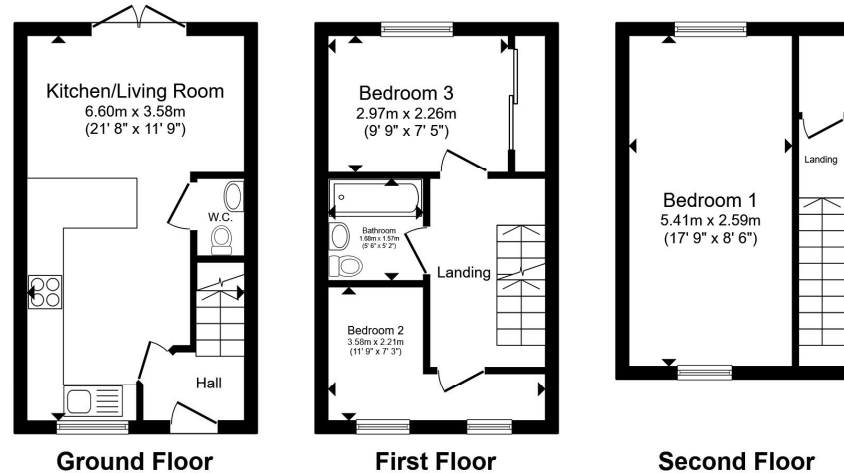
Dual aspect, upvc double glazed windows to front and rear aspects, and radiator.

Outside

The front entrance to this property can be accessed via a ramp style path, there is also exterior lighting and outside tap, overlooking over space. This is complemented to the rear of the property by an enclosed rear garden which comprises of lawn and patio, timber shed, raised sleeper beds, and is enclosed by panelled fencing.

Agent Note

This property is subject to an annual service and maintenance charge for the upkeep of the communal areas within this development. The current charge for period 01/01/2026 - 31/12/2026 is £155.52 and is subject to annual review. Further details can be obtained from the vendor's solicitor at time of purchase.



Total floor area 65.0 m² (699 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


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welcome to

Elder Close, Hellesdon Norwich

- Stylish Semi-Detached Family Home
- Three Bedrooms Arranged Over Two Floors
- French Doors Opening To A Delightful Rear Garden
- Modern Kitchen/Breakfast Room With Breakfast Bar
- Two Allocated Parking Spaces

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in excess of

£260,000



directions to this property:

From the W H Brown office follow the Reepham road to the roundabout, take third exit onto Middleton's Lane, at the end of the road turn left on to Drayton High road, and take the third left-hand turn into Birchwood Road and take the next right-hand turn into Oakwood Drive, and at the end of the road turn left onto Elder Close where the property can be found identified by our W H Brown for sale board,



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103542 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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