



Drayton Wood Road, Hellesdon Norwich NR6 5BY

welcome to

Drayton Wood Road, Hellesdon Norwich

A fantastic opportunity to purchase this two-bedroom semi-detached bungalow, which is situated in the highly sought-after suburb of Hellesdon. The property benefits from a large rear extension, offering an open-plan kitchen/lounge/dining room and a 90ft rear garden (STMS) and garage. View now!



Accommodation

William H Brown are proud to present this immaculate and extended two-bedroom semi-detached bungalow. The property has been refurbished throughout, and benefits from upvc double glazing, and gas fired central heating, as well as ample off-road parking leading to a garage with up and over door.

Internally, there are two double bedrooms one with fitted wardrobe, and immaculately presented walk-in shower room. Furthermore, the extended open plan living future occupants the ideal space to entertain.

This lovingly cared for home, must be viewed internally to fully appreciate the accommodation on offer.

Entrance Hall

External entrance door opening to side aspect, tiled flooring, radiator and access to loft space inner hallway, shower room, two bedrooms and lounge.

Kitchen/Lounge/Dining Room

Kitchen/Dining Area

Two upvc double glazed windows, and patio doors opening to rear garden, as well as two sky lanterns. A fully fitted kitchen with wall and base units with work surfaces over, inset stainless steel sink, inset gas hob with extractor fan over, integrated electric oven, tiled splash backs, laminate flooring, two radiators, space for dishwasher.

Lounge Area

Carpeted flooring, radiator, and inset ceiling spotlights.

Utility Room

Upvc double glazed window to side aspect, tiled floor, space and plumbing for washing machine, and wall mounted gas fired central heating boiler and cupboards.

Inner Hallway

Tiled flooring, radiator, space for fridge freezer, and storage cupboards.

Bedroom One

Two upvc double glazed windows to front aspect, media wall, carpeted floor and radiator.

Bedroom Two

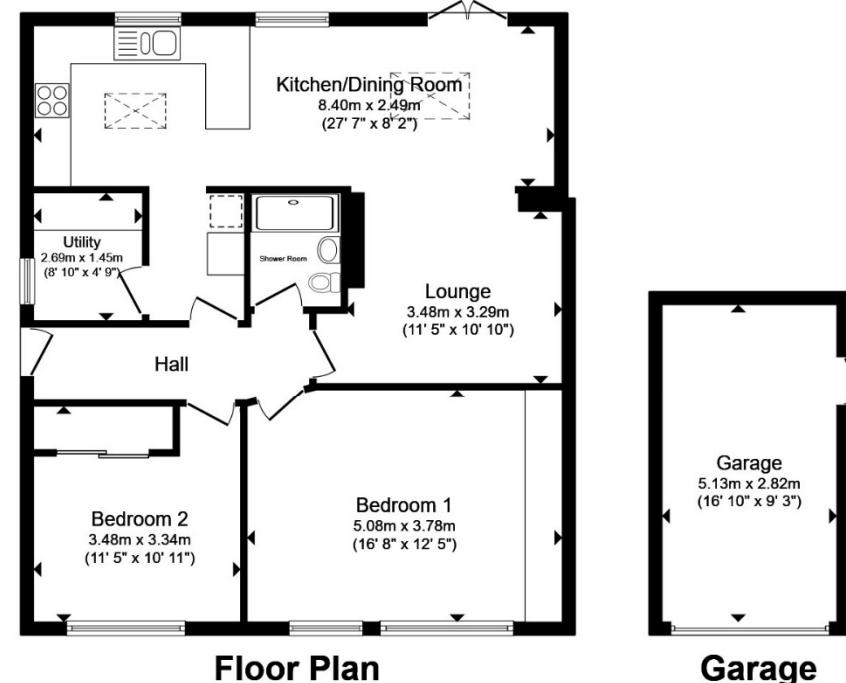
Upvc double glazed window to front aspect, carpeted floor, radiator and built in wardrobe.

Shower Room

Suite comprising walk-in double width shower tray and screen, vanity unit with inset wash hand basin and wc, vinyl flooring, inset ceiling spotlights and chrome heated towel rail, and extractor fan.

Outside

To the front of the property is a gravel garden and driveway leading to the garage, as well as access to rear garden. This is complemented to the rear of the property by a 90ft garden (STMS) which is mainly laid to lawn, south-east facing, with patio area, and a summer house with power and light. There is also access to the garage with up and over door, power, and light.



Floor Plan

Garage

Total floor area 96.0 m² (1,034 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

Drayton Wood Road, Hellesdon Norwich

- Extended Semi-Detached Bungalow
- Two Double Bedrooms
- 27ft Open Plan Kitchen/Dining Room
- Gas Fired Central Heating
- Garage + Driveway Providing Ample Off-Road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

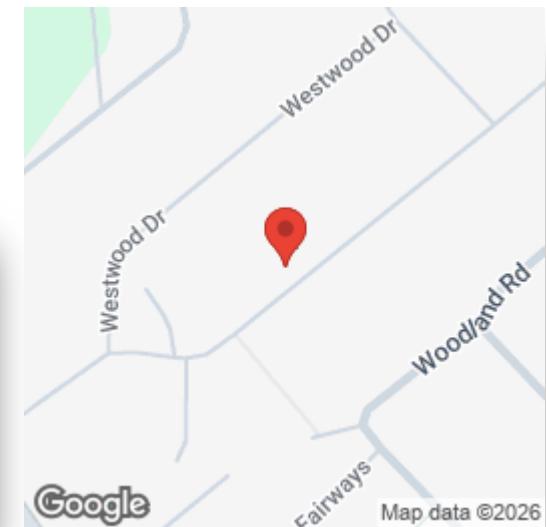
£270,000



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directions to this property:

From the W H Brown office in Hellesdon, proceed on Reepham Road away from Norwich direction and at the mini roundabout turn left onto Drayton Wood Road. At the junction turn left also Drayton Wood Road and continue where the property can be found on the left-hand side identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property



Property Ref:
HEL103418 - 0003

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



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