

Woodland Road, Hellesdon
OIEO £325,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. The plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Extended Semi Detached Family Home
- Four Bedrooms
- Extensive Fitted Kitchen
- Spacious 19ft Family Room With Dining Space
- Ground Floor Family Bathroom
- Additional First Floor Shower Room
- Useful Separate Home Office
- Generous Enclosed Rear Garden
- Driveway Providing Off Road Parking
- EPC Rating C / Council Tax Band C

Description

We are delighted to offer for sale this spacious and extended four-bedroom semi-detached family home, ideally positioned within the popular suburb of Hellesdon. Offering well-proportioned and versatile accommodation across two floors, the property provides excellent space for modern family living and is available to view immediately.

The property is approached via a welcoming entrance porch which leads into the entrance hall, with stairs rising to the first floor and doors providing access to the principal ground floor rooms. The bay-fronted sitting room is a comfortable and inviting space, featuring double doors opening into the impressive 19ft family room. This generous room provides plenty of space for both relaxing and dining, making it an excellent area for family gatherings and entertaining.

To the rear of the property, the extended kitchen offers a range of extensive wall and base units, providing ample storage and plenty of space for a range of appliances. There is also useful space for utilities and a breakfast bar, creating a practical and sociable kitchen area. The rear lobby provides access to the enclosed rear garden and the ground floor family bathroom. Completing the ground floor is a useful additional room, currently arranged as a study, making it an ideal home office for those working remotely. French doors open directly onto the rear garden, allowing plenty of natural light into the room. This room also benefits from a stud wall which can easily be removed to allow a larger study space if required.

On the first floor, the landing provides access to four well-proportioned bedrooms, along with a further shower room. The versatile layout offers plenty of flexibility for a growing family, guests or those requiring additional home-working space.

Outside

Outside, the property benefits from a private driveway providing off-road parking, together with gated access to the rear garden. The enclosed garden is a generous size and is predominantly laid to lawn, complemented by a sizeable patio area which provides an ideal space for outdoor dining, entertaining and relaxing during the warmer months.

Location

Hellesdon is a popular north Norwich suburb, well placed for a range of local amenities, schools, shops and everyday facilities, whilst also offering excellent transport links into Norwich city centre and surrounding areas. This is a spacious and versatile family home which offers an excellent opportunity for buyers looking for generous accommodation in a well-established and convenient location.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax C

Tenure

Freehold

Directions

From Drayton High Road, turn into Middletons Lane at the traffic lights. At the mini roundabout, take the first exit onto Woodland Road where the property can be found on the right hand side.

