



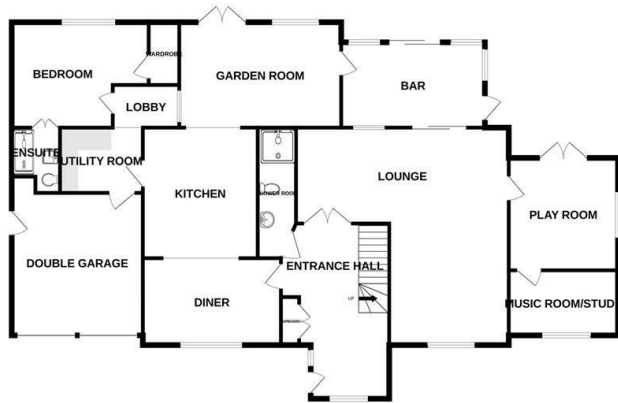
**198 Low Road | Hellesdon | Norwich | NR6 5AR**

**Guide Price £575,000**

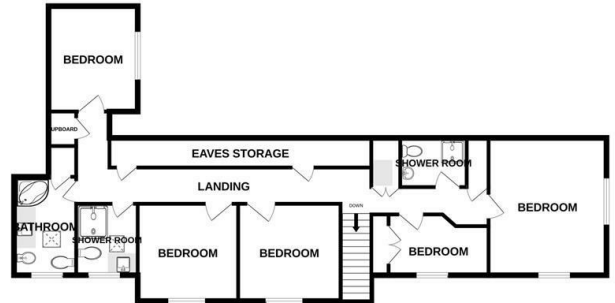
**\*\*GUIDE PRICE £575,000 - £625,000 A MUST SEE DETACHED FAMILY HOME ON A GENEROUS CORNER PLOT\*\*** Gilson Bailey are delighted to present this impressive and substantially extended six-bedroom detached residence, occupying a generous corner plot within the highly sought-after suburb of Hellesdon. Offering exceptional versatility and space throughout, the ground floor accommodation comprises a welcoming entrance hall, spacious lounge, modern kitchen/diner, utility room, playroom, music room/study, bar, garden room, shower room, and a ground-floor bedroom with en-suite, ideal for multigenerational living. The first floor provides five further well-proportioned bedrooms, complemented by two shower rooms and a family bathroom. Externally, the property boasts a large driveway providing ample off-road parking, a carport, double garage, and a good-sized enclosed rear garden, perfect for entertaining. Further benefits include double glazing, gas central heating and excellent condition throughout, making this an outstanding family home—early viewing is highly recommended.



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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### Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, kitchen, shower room and stairs to first floor.

#### Lounge 22'11" x 20'8"

Double glazed window, two radiators, patio doors.

#### Kitchen/Diner 22'10" x 13'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, integrated dishwasher, double glazed window, radiator.

#### Utility Room 8'7" x 6'4"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer.

#### Bedroom One 14'0" x 10'11"

Double glazed window, radiator, large walk-in wardrobe.

#### En-Suite 6'9" x 5'0"

Shower cubicle, low level WC, hand wash basin, heated towel rail.

#### Play Room 14'0" x 11'4"

Double glazed window, patio doors, electric heater.

#### Music Room/Study 14'0" x 8'2"

Double glazed window, radiator.

#### Garden Room 16'6" x 10'7"

Patio doors, double glazed window, radiator.

#### Bar 15'7" x 8'8"

Sliding patio doors, radiator.

#### Shower Room 13'7" x 4'0"

Shower cubicle, low level WC, hand wash basin, heated towel rail.

#### First Floor Landing

Doors to five bedroom, two shower rooms, bathroom and eaves storage.

#### Bedroom Two 14'6" x 14'0"

Double glazed window, radiator.

#### Bedroom Three 12'2" x 11'6"

Double glazed window, radiator.

#### Bedroom Four 10'8" x 10'1"

Double glazed window, radiator.

#### Bedroom Five 10'2" x 9'6"

Double glazed window, radiator.

#### Bedroom Six 10'7" x 7'3"

Double glazed window, radiator.

#### Shower Room 7'5" x 6'5"

Shower cubicle, low level WC, hand wash basin, radiator, double glazed window.

#### Shower Room 6'7" x 5'10"

Shower cubicle, low level WC, hand wash basin, radiator, double glazed window.

#### Bathroom 10'3" x 6'5"

Corner bath with shower over, low level WC, hand wash basin, bidet, radiator, double glazed window.

#### Outside Front

Large driveway providing off road parking and carport.

#### Double Garage 17'1" x 14'6"

With power and lighting.

#### Outside Rear

Lawned garden, patio seating area, two sheltered seating areas, mature plants and shrubs, enclosed by timber fencing.

#### Local Authority

Broadland District Council, Tax Band F.

#### Tenure

Freehold

#### Utilities

Full fibre broadband available.


Mains gas, water and electric.

#### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Broadland District Council, Tax Band F

**Tenure**

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.