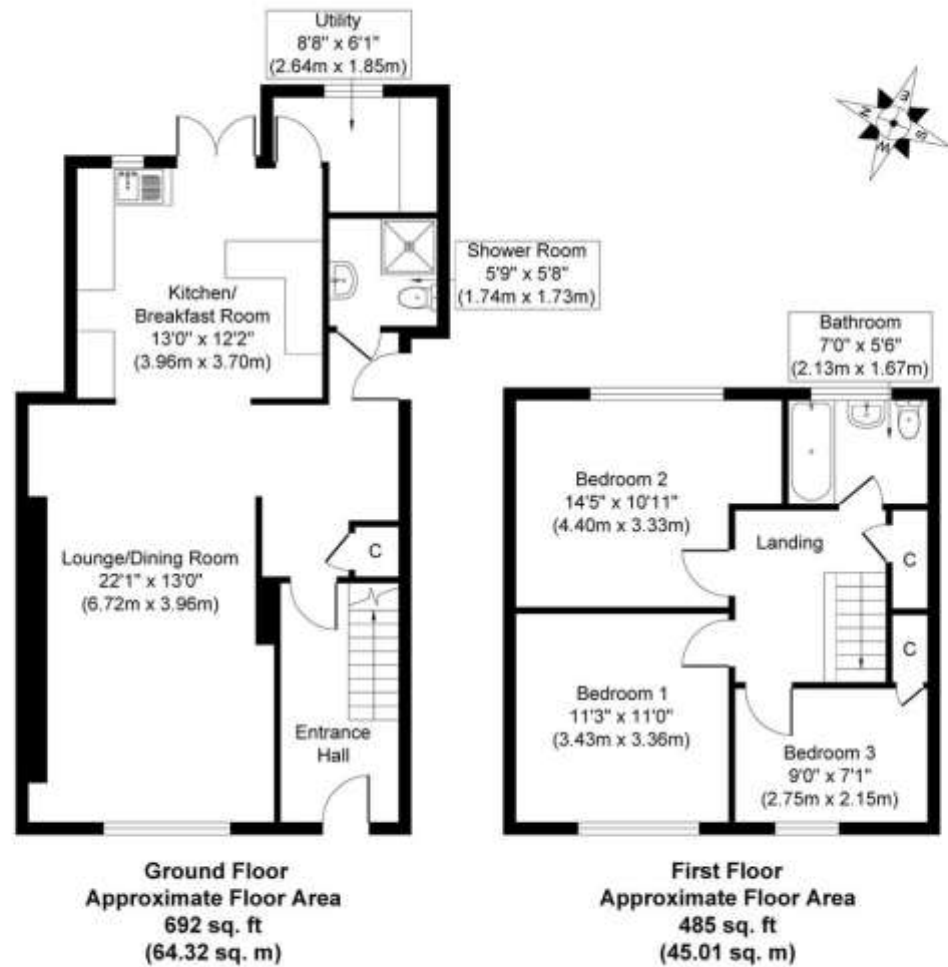


Woodland Road, Hellesdon
Guide £280,000 - £290,000 Freehold



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. This 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 Three Bedroom Family Home
- Stunning Open Plan Kitchen/Breakfast Room
- Spacious 22ft Lounge/Dining Room
- Versatile Study/Home Office
- Ground Floor Shower Room and Utility Room
- Generous Enclosed Rear Garden
- Ample Off Road Parking
- Beautifully Modernised Throughout
- Popular Hellesdon Location
- EPC Rating D / Council Tax Band B

Description

An extended and beautifully modernised three-bedroom home occupying a generous plot in the ever-popular suburb of Hellesdon. Offering spacious and versatile accommodation throughout, this superb family home has been thoughtfully improved by the current owners and features an impressive open-plan kitchen/breakfast room, a ground floor shower room and a substantial enclosed rear garden.

The accommodation begins with an inviting entrance hallway with stairs rising to the first floor. A further hallway provides additional versatile space, ideal as a home office or study area, and gives access to the stylish ground floor shower room. Fitted with a contemporary three-piece suite comprising a walk-in shower with rainfall shower head, low level WC and vanity wash basin, the room is finished with ceramic tiled flooring, inset spotlights and a chrome heated towel rail. The spacious lounge/dining room measures over 22ft in length, creating an excellent space for both relaxing and entertaining. Finished with quality flooring, attractive feature panelling and a large front-facing window, the room enjoys plenty of natural light before opening seamlessly into the heart of the home. The stunning kitchen/breakfast room has been fitted with a range of modern wall and base units complemented by roll-edge work surfaces. A breakfast bar provides an ideal informal dining space, while there is an integrated dishwasher together with space for a range cooker and American-style fridge/freezer. French doors open directly onto the rear garden, and a separate utility room offers additional storage along with space for both a washing machine and tumble dryer.

To the first floor, the landing benefits from a useful storage cupboard and provides access to all three well-proportioned bedrooms, with the principal bedroom measuring over 14ft. Completing the accommodation is the modern family bathroom, fitted with a contemporary three-piece suite comprising a panelled bath with shower over, low level WC and wash hand basin.

Outside

Outside, the property enjoys excellent kerb appeal with a generous shingled driveway providing ample off-road parking for several vehicles. To the rear is a substantial enclosed garden, predominantly laid to lawn and ideal for families, with a spacious decking area perfect for outdoor entertaining together with a dedicated children's play area, all enclosed by timber fencing for privacy.

Location

Hellesdon is a popular village situated approx. 4 miles north-west of Norwich city centre and offers easy access to the NDR & A47. The village offers a host of amenities including a good range of shops, six schools including one high school, two middle schools and three infant schools. There are two public houses, community centre and several other leisure facilities. There is also a library, doctors surgery, regular bus service and the international airport offering several destinations across Europe and the British Isles.

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 B

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 indicated by our For Sale Board.

