

12 Ferndale Close
Hellesdon
Norwich
NR6 5SD



ATTIK

CITY | COUNTRY | COAST

12 Ferndale Close

Guide Price £350,000

Sunny Garden, Peaceful Surrounds, City Convenience

Occupying a peaceful position within a quiet cul-de-sac in the ever-popular suburb of Hellesdon, 12 Ferndale Close is a beautifully presented detached three-bedroom home offering generous living space, excellent parking and a wonderfully private south-facing garden. Ideally suited to families, professionals or those seeking a well-connected yet tranquil setting, the property enjoys easy access to Norwich city centre, Norwich International Airport, the Northern Distributor Road and Norwich railway station, while the stunning Norfolk coastline is also within comfortable reach for weekend escapes.

The property is approached via an immaculate driveway providing ample off-road parking for several vehicles, alongside a single garage with electric door. Internally, the home has been thoughtfully maintained and offers bright, versatile accommodation throughout. The welcoming entrance hall leads into a spacious sitting room featuring a fireplace and recently installed window shutters, creating a warm and inviting atmosphere. Double doors open directly onto the rear garden, allowing natural light to flood the room.

The modern fitted kitchen is well-equipped with integrated double ovens, electric hob, extractor fan and microwave, alongside plentiful storage and workspace. Beyond, a substantial conservatory further enhances the downstairs footprint, providing a flexible additional reception area with plumbing, radiator and views over the garden.

Upstairs, the property continues to impress with three well-proportioned bedrooms, including a particularly generous principal bedroom and further double bedroom with fitted storage. The third bedroom is currently arranged as a study but could equally serve as a comfortable guest room or nursery. A stylish shower room completes the first floor accommodation.

Outside, the south-facing rear garden is a standout feature, enjoying open sunny aspects and designed for low-maintenance enjoyment with shingle and artificial lawn areas, ideal for entertaining, relaxing or container gardening. Side access leads conveniently back to the front of the property.

Ferndale Close is perfectly positioned close to local parks, pubs, reputable schooling and everyday amenities, while remaining just a short drive from the heart of Norwich, with its vibrant shopping, dining and cultural scene. Excellent transport links place both the Broads National Park and the beautiful North Norfolk coast within easy reach, making this an exceptional opportunity to enjoy both city convenience and the very best of Norfolk living.

Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority
Broadland

Council Tax Band C

EPC Rating D

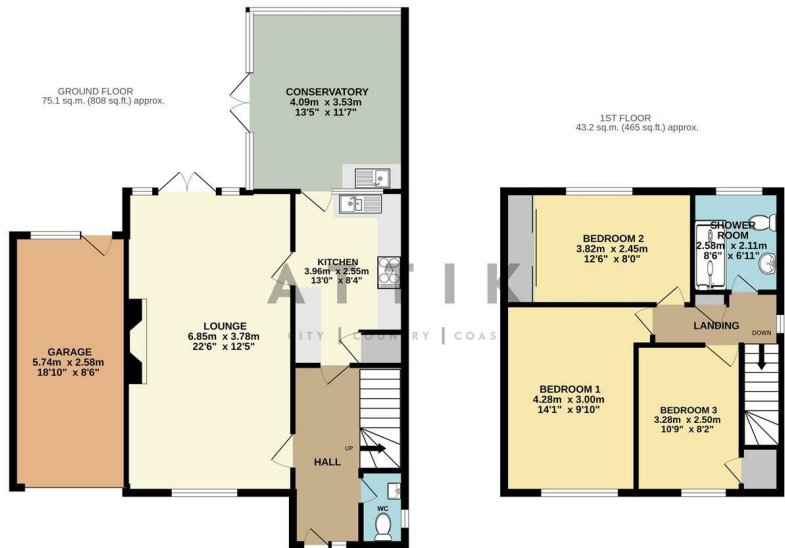


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TOTAL FLOOR AREA: 118.2 sq.m. (1273 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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 for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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