



abbotFox

Hellesdon, Norwich, NR6
Offers In Excess Of £300,000

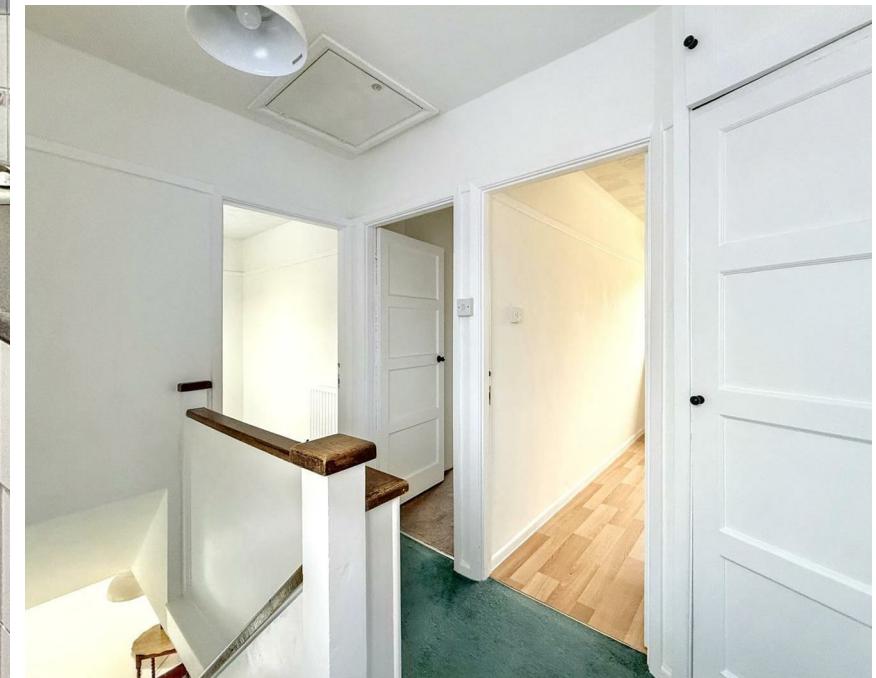
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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | Branch Partner







THE DETAIL

abbotFox presents this well maintained family home, offering generous accommodation and excellent potential. While now dated in parts, the property has been exceptionally well cared for and provides a solid foundation for modernisation or extension, subject to the necessary consents.

A Home With Scope To Evolve – Set within a generous plot, the property offers clear potential to extend or reconfigure, making it an exciting opportunity for buyers looking to create a long-term home tailored to their needs.

Well Proportioned Living Space – From a spacious entrance hall there are two reception rooms and a well proportioned kitchen.

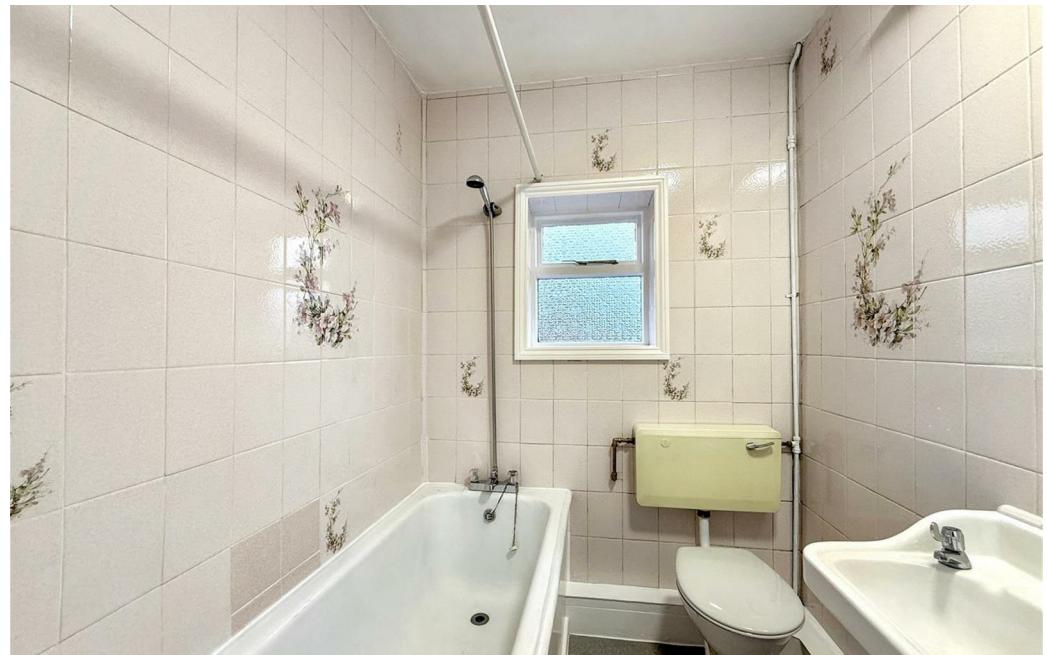
Extended Ground Floor Accommodation – A side extension has added valuable additional space, creating a wet room and a garden room with adjoining utility area, ideal for everyday practicality and enjoying views over the garden.

First Floor Bedrooms – To the first floor are three bedrooms, all accessed from the landing, along with a family bathroom.

Exceptional Plot & Outdoor Space – A key feature of the property is the overall plot, which offers significant scope for further extension (STP). To the rear is a particularly generous garden, complemented by a large detached garage with power and lighting, and a well established orchard.

Location - Positioned on Woodland Road, this home sits within easy reach of a wide range of local amenities and is particularly well placed for families. Well regarded schooling is close by, including Hellesdon Primary School, Kinsale Junior School and Firside Junior School, with Hellesdon High School also within convenient reach.

Local shops, everyday services and green spaces are nearby, while excellent transport links provide straightforward access to Norwich city centre, the University of East Anglia, the Norfolk & Norwich University Hospital and the A47 for commuting further afield.

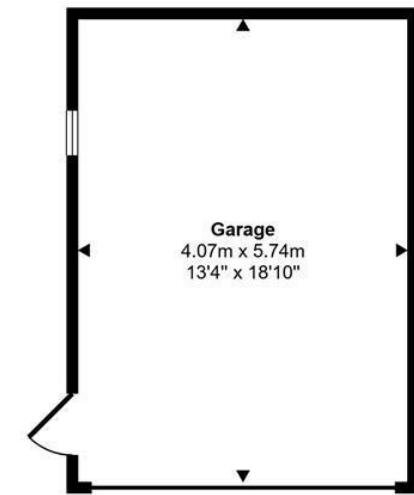
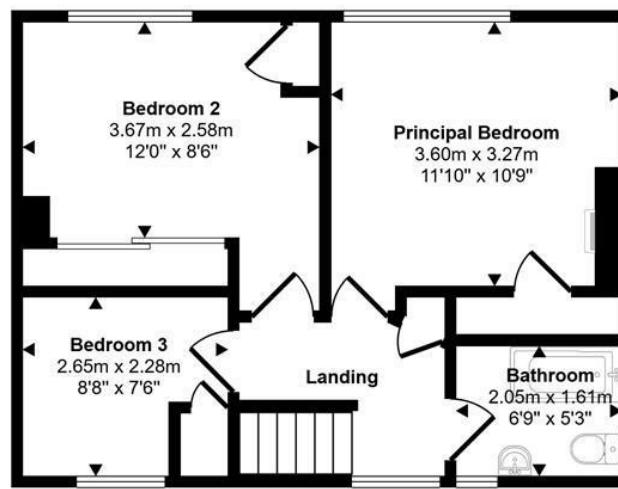
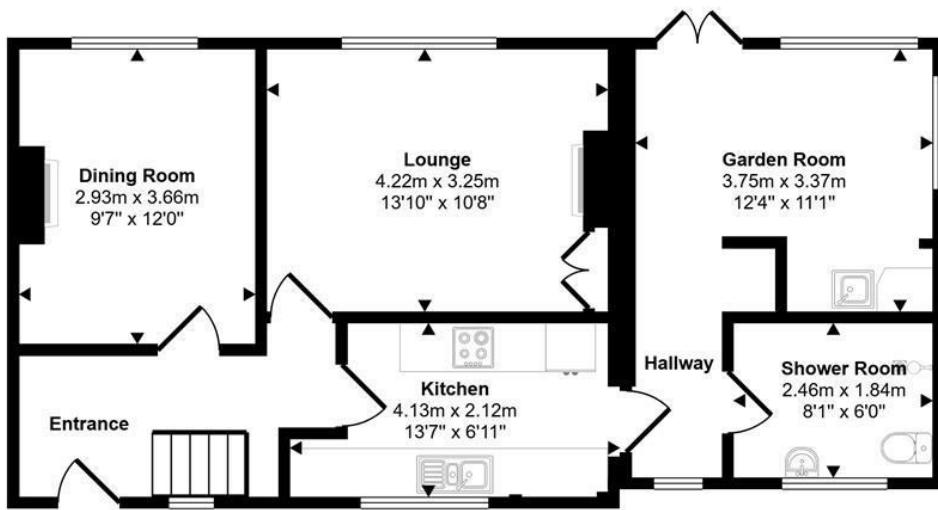






THE HIGHLIGHTS

- Three bedrooms
- Extended ground floor
- Generous plot
- Ideal opportunity to further extend (stpp)
- Popular location
- Chain free



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Let's talk

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EPC RATING - E

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