16 Hellesdon Mill Lane
Lower Hellesdon | Norwich | Norfolk | NR6 5BA

FINE & COUNTRY

A PERFECT PANORAMA

“In a beautiful, elevated position, with far reaching views and stunning sunsets across the river and marshes, this home captivates right from the start.
It has the good looks and high quality of a 1930s build, but it’s less than 15 years old, so it’s also very comfortable and easy to live in.
Set above and well back from the quiet lane, it feels rural and secluded but it’s within easy reach of the city.”

KEY FEATURES

- A Handsome Modern Property situated in an Elevated Position with River Wensum Views in the Suburb of Lower Hellesdon
- Four Bedrooms with Built-In Storage & Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Spacious Kitchen/Dining Room with Separate Utility Room and Ground Floor WC
- Sitting Room with Feature Fireplace and Wood Burner plus a Ground Floor Study
- Mature Rear Landscaped Garden with a Sunken Terrace and Further Seating Areas
- Long Front Garden with Stunning River Views
- Brickweave Drive provides Off Road Parking and Access to a Large Tiled Shed/Outbuilding
- Energy Rating: C

With generous lovingly landscaped gardens and the spectacular river views, it feels as though you're in the middle of gorgeous green countryside here, but you're actually incredibly close to Norwich, the city centre just a ten-minute cycle from home. The ideal balance of tranquility and accessibility, this is a super home in a stunning setting and offers the best of both worlds.

City Meets Country

The house was completed in 2012 and the owner came here just one year later. They wanted to be close to the city centre and had originally been looking in the Golden Triangle, but they were bowled over by the amount of space on offer here and by the spectacular view out over the river. The elevated position makes the very best of the views and makes it feel like you're in the middle of the countryside. The peacefulness of this property's position means it comes as a surprise to realise how close you are to the city centre and to a wealth of amenities, including shops, schools, bus routes and more. You have everything on the doorstep.

KEY FEATURES

Wander Amidst The Wildlife

The owner loves to kayak and it's so easy when you call this home. The first time they went out on the water they saw a pair of kingfishers. The sheer variety of wildlife is astonishing. There's a barn owl each evening, otters, hedgehogs, many different birds, deer and so much more. It's paradise if you're a nature lover. It's also ideal for cycling or walking, perfect if you have a dog, with the Marriott's Way and Sweet Briar Marshes nature reserve close by. The sunsets over the river are breathtaking and the house is positioned to frame them perfectly through the large bay windows and from the long front garden. The back garden has a lovely sunken terrace which gets the sun until mid-afternoon, plus a seating area at the far end of the garden to catch the golden hour light. The garden is well stocked with colour and interest aplenty, so it's a lovely place in which to relax.

Period Charm, Contemporary Comfort

The house has been thoughtfully and exquisitely finished, with lovely details that show no expense has been spared. From the brick pathway winding its way through the front garden to the two large bay windows and the decorative brickwork on the front, this is a house that looks like a 1930s property, albeit one that's been incredibly well maintained. Step through the oak front door and you'll see that the ground floor has solid oak floorboards. There's a fireplace with log burner in the main sitting room, plus a classic elegant kitchen with central island in the kitchen dining room. This is perfect for day-to-day family life and for social occasions, and has doors leading out to the sheltered and sunken terrace. The study is nicely tucked away, then you have a utility room and a cloakroom completing the ground floor. The house is large enough for people to have their own private space, but also to gather together. Upstairs, the principal bedroom has the very best view across the water, and also benefits from an ensuite with a bath and separate shower. All four bedrooms have built-in storage, and the family bathroom also has both bath and shower, so everything is well considered and perfect for busy family life.

INFORMATION

On The Doorstep
Lower Hellesdon is situated to the north west of Norwich within close proximity to Hellesdon, with a wide range of facilities and amenities to include the Royal Norfolk Golf Course, supermarkets, schooling and doctor's surgery. Within walking distance of the property are tranquil river walks.

How Far Is It To?
Within such close proximity to Norwich City Centre there is a large array of cultural and leisure facilities nearby, including Chapelfield shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 40 minutes, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions
Proceed out of Norwich on the Drayton Road and continue over the traffic lights at the outer ring road. Go past the Royal Norfolk Golf Course on your left and at the traffic lights turn left onto Hospital Lane. Proceed along bearing left onto Low Road, then turn right onto Hellesdon Mill Lane. Follow the lane round to the left, in front of the River Wensum and number 16 will be found after a short distance on left hand side.

Services, District Council and Tenure
Gas Central Heating, Mains Water, Mains Drainage
Fibre to Premises Broadband Available - vendor uses Vodafone
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Norwich City Council - Council Tax Band F
Freehold

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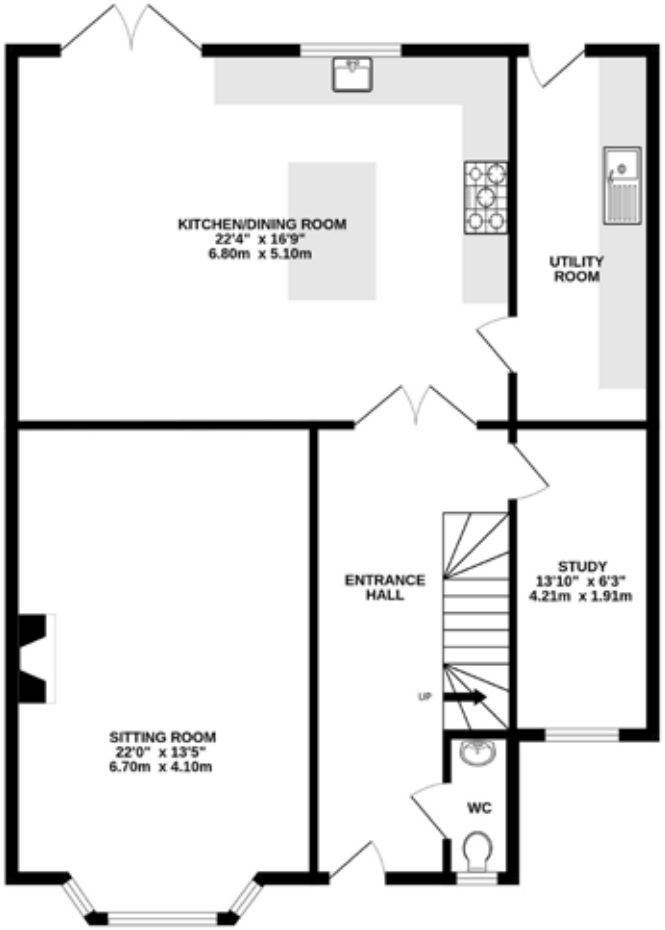
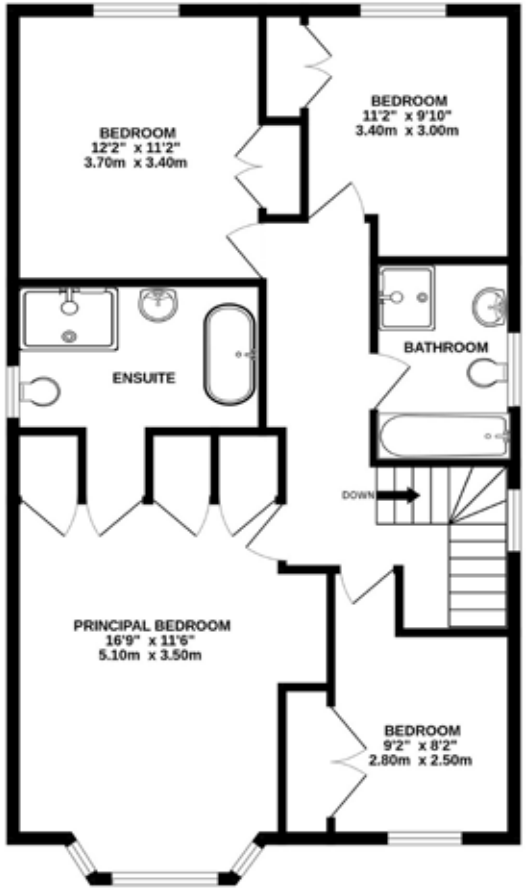
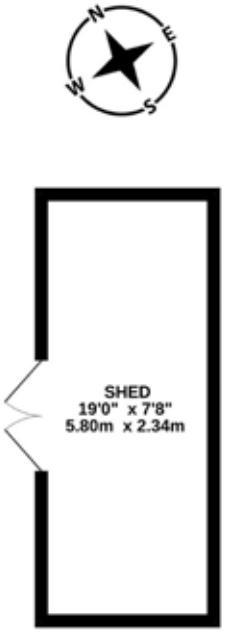


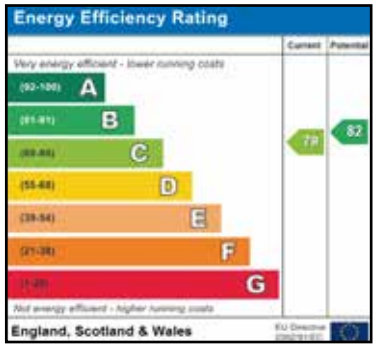
GROUND FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR
839 sq.ft. (77.9 sq.m.) approx.



OUTBUILDING
146 sq.ft. (13.6 sq.m.) approx.



MAIN HOUSE
TOTAL FLOOR AREA : 1862sq.ft. (173.0 sq.m.) approx.

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For a free valuation, contact the numbers listed on the brochure.

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