



**Woodland Road, Hellesdon Norwich NR6 5RQ**

**welcome to**

## **Woodland Road, Hellesdon Norwich**

William H Brown are pleased to offer this semi-detached chalet for sale in Hellesdon. The property has three bedrooms kitchen, lounge, dining room, wc, family bathroom and conservatory. There is off-road parking, and tandem garage/workshop. Must be viewed to appreciate the property to its fullest.



## Entrance Hall

Upvc front entrance door opening to hallway, and further opening to kitchen, lounge and wc.

## Wc

Suite comprising upvc frosted double glazed window to side aspect, vanity unit with inset wash hand basin, and low level wc.

## Lounge

Upvc double glazed window to front aspect, radiator, feature fireplace, and further door to inner hallway.

## Inner Hallway

Under-stairs cupboard, stairs to first floor, further doors to dining room, kitchen, and ground floor bedroom.

## Kitchen

Two upvc double glazed windows to side aspect, a range of wall and base units with one and a half bowl sink and mixer tap over, eye level integrated electric oven, and hob with extractor over, built in fridge freezer and space for washing machine.

## Dining Room

Upvc sliding doors to conservatory, and wood effect flooring.

## Conservatory

Of upvc construction, low level brick wall and french doors opening to rear garden.

## Ground Floor Bedroom

Upvc double glazed window to rear aspect, radiator, and built-in wardrobes.

## First Floor Landing

Upvc double glazed window to rear aspect, storage cupboard and doors opening to eave space.

## Bedroom One

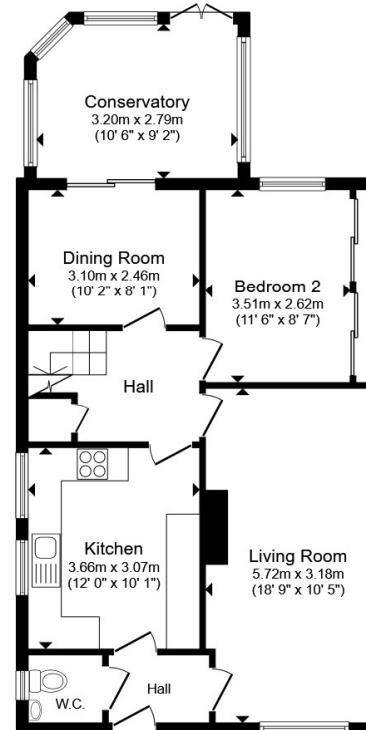
Upvc double glazed window to front aspect, radiator, and built in wardrobe.

## Bedroom Three

Upvc double glazed window to rear aspect, and radiator.

## Bathroom

Four-piece suite comprising upvc frosted double glazed window to side aspect, radiator, panel bath, shower cubicle, low level wc and pedestal wash hand basin.



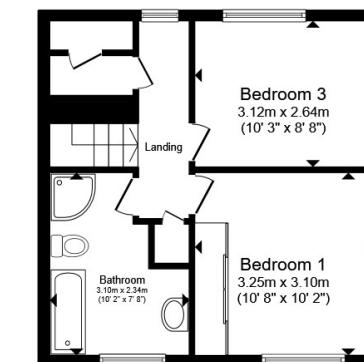
**Ground Floor**

## Outside

To the front aspect, partially laid to stone for easy maintenance, a brick weave driveway for parking which also leads to front entrance and double wooden gates. Beyond the double gates the driveway leads to a single garage with up and over door and power. The back of the garage is an opening to a workshop which has two upvc windows and partially glazed upvc door to the garden. Entering the garden from the conservatory there is a patio for relaxation overlooking a lawned area with stone boarders and at the bottom of the garden a further slightly raised patio seating area.

## Tandem Garage/Workshop

Some split level with up and over door, personal door, power, light, and a work bench.



**First Floor**



welcome to

## Woodland Road, Hellesdon Norwich

- Semi Detached Chalet
- Three Bedrooms
- Gas Radiator Central Heating
- Modern Fitted Kitchen
- Two Reception Rooms

Tenure: Freehold EPC Rating: C

Council Tax Band: C

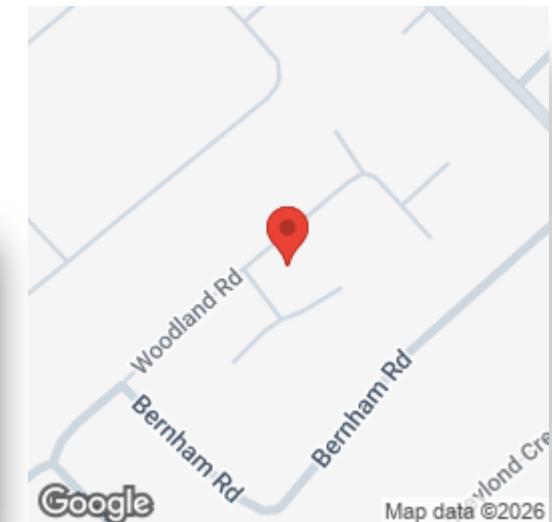
# £375,000



view this property online [williamhbrown.co.uk/Property/HEL103447](http://williamhbrown.co.uk/Property/HEL103447)

### directions to this property:

From the W H Brown office in Hellesdon proceed in the direction of Norwich city and take the right-hand turn into Bernham Road. Continue until reaching the end of the road and turn right into Woodland Road where the property can be found on the left-hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:  
HEL103447 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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