



PORTFOLIO
from



william h brown

Westwood Drive, Hellesdon, Norwich, NR6 5DE

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We are delighted to present this fantastic three-bedroom semi-detached home, offering excellent space both inside and out, and positioned within the popular area of Hellesdon, Norwich, with its incredible garden, generous layout, no onward chain! Close to schools for all ages, and regular bus links!



Entrance Hall

The front elevation is accessed via a traditional covered arched portico porch which leads to the entrance door further opening to hallway, two upvc double glazed windows to front aspect. Stairs rising to first floor landing, doors opening to kitchen and lounge.

Lounge

Upvc double glazed bay window to front aspect, two radiators, and fireplace with open fire, and radiator.

Kitchen

A range of wall and base units with work surfaces over, built in double oven, electric hob and extractor fan, space for base level fridge as well as space and plumbing for both dishwasher and washing machine, upvc double glazed window to rear aspect, radiator, and double-glazed patio door opening to conservatory, stable door opening to a brick weave carport which further leads to the external utility room. Heating and hot water is accessed from a newly installed gas fired combination boiler.

Conservatory

Of upvc construction on a brick base, two radiators, french doors leading to patio, and fishpond, surrounded by ornamental trees.



Landing

Upvc double glazed window to side aspect, and doors opening to all three bedrooms and bathroom. There is also access to the boarded attic via a generous loft hatch with pull down ladder.

Bedroom One

Upvc double glazed window to rear aspect, and radiator.

Bedroom Two

Upvc double glazed bay window to front aspect, and radiator.

Bedroom Three

Upvc double glazed window to front aspect, and radiator.

Bathroom

Suite comprising panelled bath with tiling from bath to ceiling, shower screen and electric shower, vanity unit with inset toilet, hand wash basin, storage, and heated towel rail.

Outside

The front of the property is accessed via a five-bar gate onto a spacious drive providing ample off-road parking for approximately four vehicles and further gives access to



the garage and carport with personal gate leading to rear garden, offering security and privacy. This is complemented to the rear of the property by an established garden which extends a good distance backing onto woodland with a variety of mature trees, shrubbery and planters. There is also patio area, fishpond, ideal for the summer months, pathways with shaded areas, and is enclosed by panelled fencing.

Garage

Manual roller door, inspection pit with ladder, ideal for a keen mechanic enthusiast.

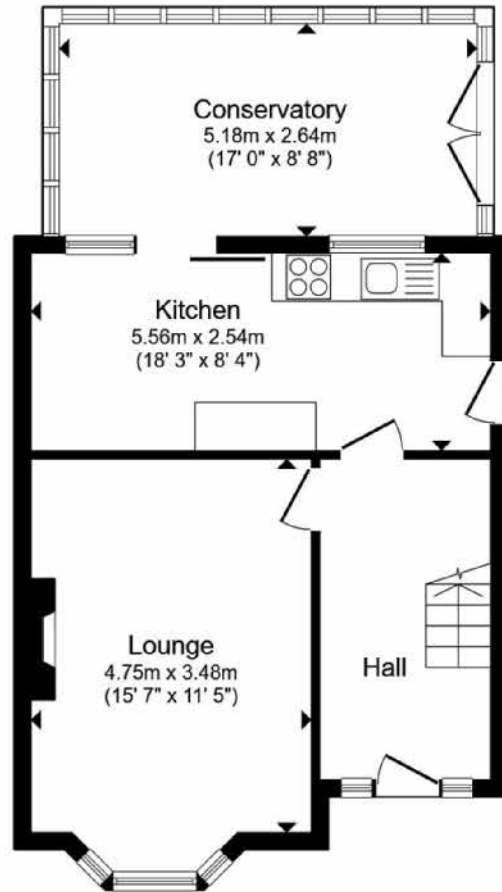
External Utility Room

Located behind the garage and backing onto the rear garden. Wall and base units with work surfaces, space for upright freezer, two double sockets and power, personal door and french doors lead onto the patio, and fishpond, surrounded by ornamental trees.

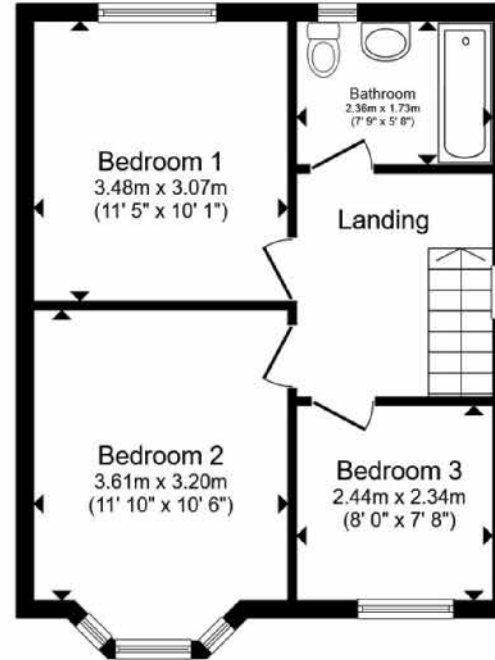
Agent Note

We understand that work to the structure of the property has been undertaken and completed. Please contact the branch for further details.





Ground Floor



First Floor

Total floor area 96.8 m² (1,042 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Westwood Drive, Hellesdon, Norwich, NR6 5DE

Constructed late 1950's this three-bedroom semi-detached house occupies an idyllic spot with outlook over mature trees to the front and rear aspects. This well-proportioned home offers a spacious and versatile layout, ideal for family living. Internally, the property provides comfortable and well-sized accommodation throughout, with plenty of natural light creating a warm and inviting feel. The generous room sizes offer flexibility for modern lifestyles, whether for relaxing, working from home, or entertaining. Upstairs, the property features three bedrooms, all offering good proportions and the potential to adapt to your needs, alongside a family bathroom. Externally is where this home truly shines. The property boasts an exceptionally large rear garden, seldom do we offer a property with such substantial gardens that backs directly onto Drayton Woods, creating a peaceful and private setting with a beautiful natural backdrop. This outdoor space offers endless possibilities, whether you are looking to landscape, extend (subject to planning), or simply enjoy a substantial garden rarely found with properties of this type. In addition, the property benefits from a driveway, garage, and car port, providing ample off-road parking and storage solutions. Offered with no onward chain, this home is ready to go, making it an ideal purchase for buyers looking for a smooth and straightforward move and significant opportunity to extend (STPP).

Offers in excess of

£365,000

- Semi-Detached Home
- Generously Proportioned Living Accommodation
- Rear Garden Backing Onto Drayton Woods
- Potential For Outdoor Living, Landscaping, Or Extension

(STPP)

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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To find out more information or to arrange a viewing call

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or email hellesdon@williamhbrown.co.uk

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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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