



2a Windsor Road

Hellesdon | Norfolk | NR6 5NP

Asking Price

£395,000

- Three-bedroom detached chalet bungalow
- Located on a popular residential road in Hellesdon
- Flexible accommodation with three reception rooms
- Large rear conservatory with garden views
- Well-sized kitchen/diner suitable for family living
- Two double bedrooms and one single bedroom
- Modern wet room bathroom
- Private driveway with off-road parking
- Substantial double garage with planning permission for a granny annexe





Square Meterage: Approx 143m² | Rateable Value: N/A | EPC Rating: D

A well-presented and generously proportioned three-bedroom semi-detached chalet bungalow, located on a popular residential road in the sought-after suburb of Hellesdon. Offering flexible accommodation, multiple reception spaces, and excellent development potential, this home is ideal for families, multi-generational living, or buyers seeking versatility.

The ground floor provides well-balanced living space, comprising three reception rooms, offering flexibility for use as lounges, dining rooms, home offices, or playrooms. A large conservatory to the rear creates an additional light-filled living area with views over the garden, ideal for relaxing or entertaining throughout the year.

The property features a well-sized kitchen/diner, providing ample space for everyday family living and dining. Accommodation includes three bedrooms, consisting of two double bedrooms and one single bedroom, making the layout suitable for a range of needs. The home is further served by a modern and practical wet room bathroom.

Externally, the property benefits from a private driveway providing off-road parking, alongside a substantial double garage. Importantly, planning permission has already been granted for the conversion of the garage into a self-contained granny annexe, offering excellent potential for extended family accommodation, guest space, or independent living (subject to any necessary conditions).

To the rear, the property enjoys a generous enclosed garden and courtyard, providing pleasant outdoor spaces for entertaining, gardening, or family use.

Situated in Hellesdon, the property is conveniently located for local shops, schools, parks, and public transport, with easy access to Norwich city centre, Norwich International Airport, and the Northern Distributor Road (NDR).

Key Features

- **Detached chalet bungalow**
- **Three well-proportioned bedrooms**
- **Driveway parking**
- **Double garage with planning permission for annexe conversion**
- **Large rear conservatory with garden views**
- **Modern wet room bathroom**
- **Generous enclosed rear garden and courtyard**
- **Flexible accommodation with three reception rooms**
- **Located on a popular residential road in Hellesdon**

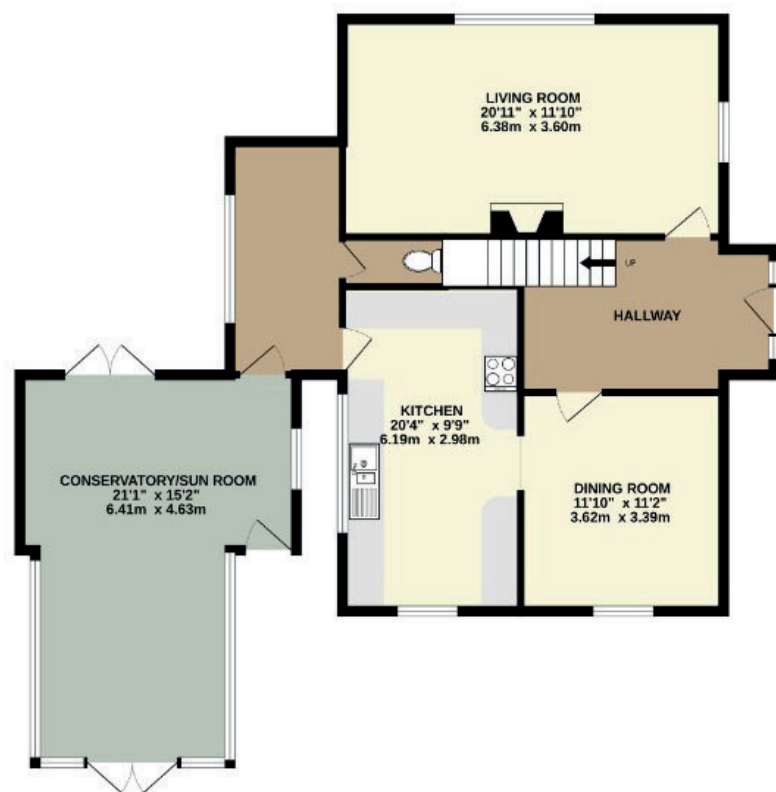
If you wish to view this property or require any further information please contact us on 01502 446000



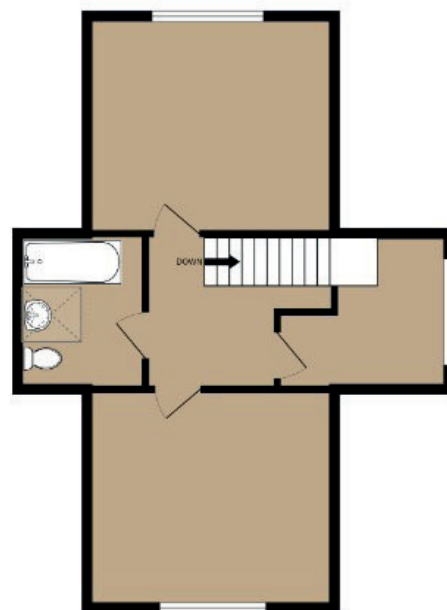
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Floor Plans

GROUND FLOOR
1020 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1541 sq.ft. (143.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 by any prospective purchaser. The seller, estate agent and solicitor shall not be held liable and no guarantee.

Additional Information

- **Asking Price:** £395,000
- **Opportunity to acquire a sizable chalet bungalow in popular residential location**
- **Full planning permission granted to convert the double garage into an annexe**

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Subject to Contract

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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