



12 Pinewood Close
Hellesdon | Norfolk | NR6 5LX

 FINE & COUNTRY

QUALITY AND CRAFTSMANSHIP



This 1927 home is as pretty as a picture, with its exposed oak timbers, bay windows and Dutch gable end.

Designed with a nod to the Arts and Crafts movement, it benefits from quality materials and detailing, creating a beautifully crafted home that stands the test of time.

Over the past 100 years, there have only been a handful of owners – once here, people want to stay and put down roots.

The leafy location is another draw, as is the large and sunny south-facing garden.



KEY FEATURES

- A Pretty Detached Period Home with a Dutch Gable sitting in the Sought-After Suburb of Hellesdon
- Four Bedrooms, Three on the Ground Floor and One on the First Floor
- Two En-Suites and a Family Bathroom
- Kitchen/Dining Room, Sitting Room and Garden Room
- Garage with Utility Room and WC
- EV Charger and Plenty of Parking
- The Outbuildings include a Garden Office and a Craft Studio
- Landscaped Garden with Seating Areas and Fruit Trees
- The Accommodation extends to 1,823 sq.ft
- Energy Rating: C

This lovely green and peaceful lane is one of Hellesdon's best-kept secrets. The owners tell us that even people who have lived in the area for a long time don't know about the houses down here. A no-through private road, it's quiet and secluded, verdant and attractive, with individually built properties set in spacious private plots. It's rare to find something so quiet that's so close to the city, well placed for schools, shops, supermarkets, the airport and more.

A Period Piece

The property was built in 1927 and still retains a wealth of authentic character, with the original front door and iron door knocker, picture rails, exposed timbers, bay windows, hand-painted Delft tiles, fireplaces and more. The owners have painstakingly sanded down the original timbers where they had been painted black, and the result is a property that brims with charm. Even after living here a number of years, the owners still love turning into the lane and say that it feels very special to call this your home. When they first came to view the property, they particularly loved the Dutch gable with its decorative brickwork, and they have recently had this repointed to bring out the diamond pattern.

Spacious And Attractive

You come into a charming, feature-packed hallway and make your way into the reception hall, with doors to most of the main rooms and stairs to the first floor. The principal bedroom suite is a recent addition and has lots of built-in storage and a lovely shower room. There are two further ground floor bedrooms, both with storage and each large enough for a double bed, plus there's a family bathroom. Upstairs you'll find the guest bedroom, complete with a private shower room. The owners love hosting guests, using the first floor to give visitors their own space and privacy.





PLACE
PIGALLE

BOULEVARD
SAINT-MICHEL

RUE
DE
SEVILL

RUE
DE
CANTON-ROUSSE



KEY FEATURES

Back on the ground floor, the owners have opened up the kitchen and dining room to make one sociable and spacious room that works brilliantly for family life. Next, you can explore the sitting room, with its attractive and original feature fireplace and bay window. Light pours into this room and makes it an uplifting place to be, as well as nice and cosy in winter. The sitting room leads to a glorious garden room with a triple aspect and sliding doors to the garden. This is where the owners entertain and where they often look after their grandchildren. It's a very family-friendly space and the heart of the home when everyone comes over. The owners are always the ones to host family gatherings because of the space available, and have had birthday parties, Christmas dinners, and many other seasonal celebrations here.

Quiet Yet Connected

The owners have put as much care and attention into the garden as they have the house. The garage at the front of the property has a utility room and WC, then at the rear of the property you'll find two attractive outbuildings. One is currently an office and one a craft studio, but both are very flexible. The long garden has been beautifully landscaped and offers plenty of colour and interest throughout the year – and plenty of apples from the trees. It also benefits from sunshine throughout the day. The owners have created a number of different areas for seating and dining, so you can follow the sun or shade as you wish. You're totally private out here and it's very peaceful. When you do need to head out, you'll find you're very well connected. You have a small shopping centre of independents just down the road as well as a Co-op, along with several schools across the area. You're only a few minutes from Asda supermarket and the Sweetbriar Retail Park with an M&S Foodhall, a gym and more, a few minutes from the airport, a few minutes from the River Wensum, from the city centre... you get the picture!

























INFORMATION



On The Doorstep

Hellesdon is a popular residential district within easy reach of the city centre and close to the Norwich outer ring road. It is a thriving suburb of Norwich in the district of Broadland and lies approximately 4 miles north west of Norwich and has a number of small shops, a supermarket, six schools (one high school, two junior schools and three infant schools), and Norwich International Airport and a library. There are three pubs, a doctors surgery and a fish restaurant and takeaway.

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 50 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 Aylsham Road and continue over the Boundary Road traffic lights onto the Reepham Road. Turn left onto Pinewood Close and the property will be found on the left hand side.

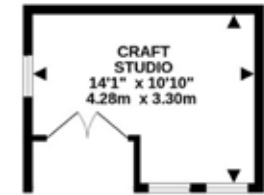
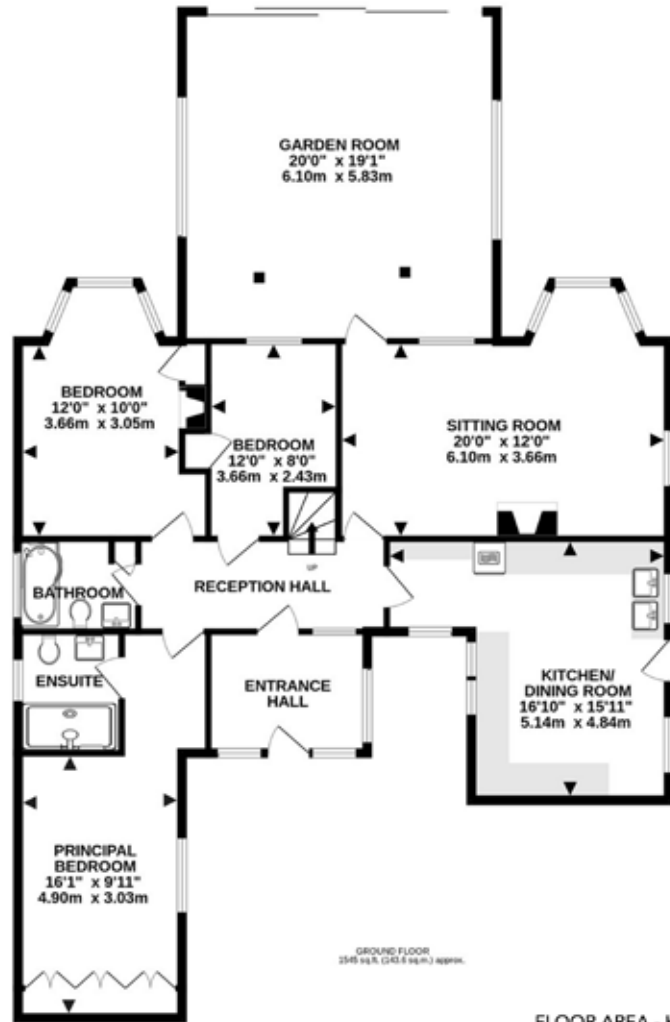
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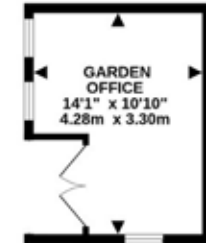
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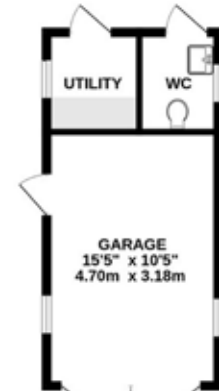
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CRAFT STUDIO
152 sq.ft. (14.1 sq.m.) approx.



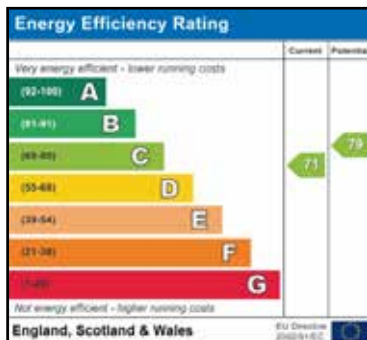
OFFICE
152 sq.ft. (14.1 sq.m.) approx.



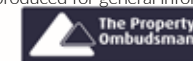
GARAGE
224 sq.ft. (20.8 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1823 sq.ft. (169.4 sq.m.) approx.
TOTAL FLOOR AREA : 2351 sq.ft. (218.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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For a free valuation, contact the numbers listed on the brochure.





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