



14 Helyers Green, Wick – BN17 7HB

£290,000 Freehold

Beautifully modernised three-bedroom family home • Stunning open-plan kitchen/dining room with bi-folding doors to the garden • Ample off-road parking for multiple vehicles with side access • Landscaped rear garden with patio, decking and artificial lawn



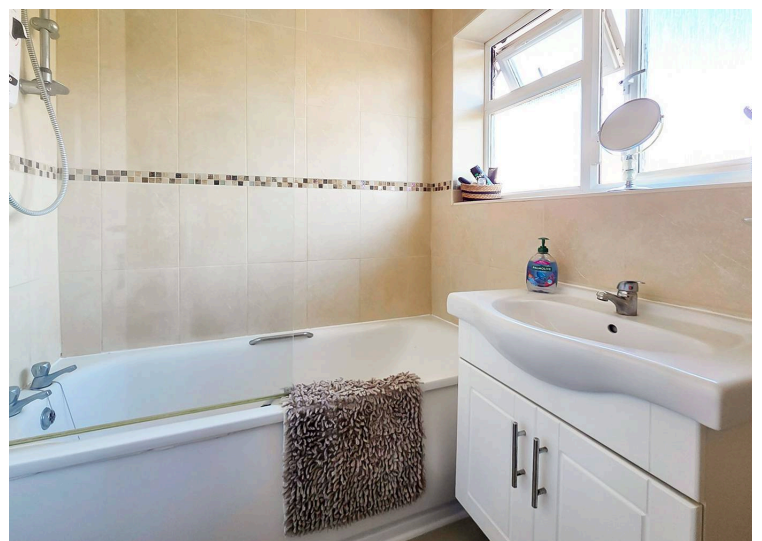
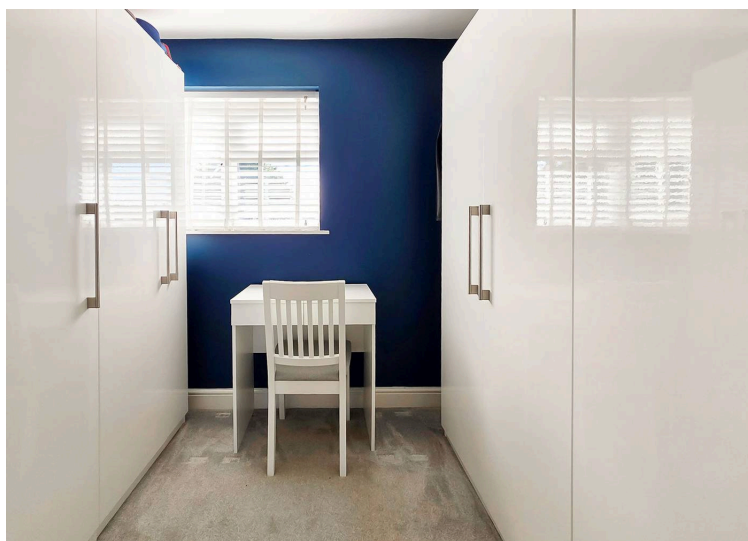
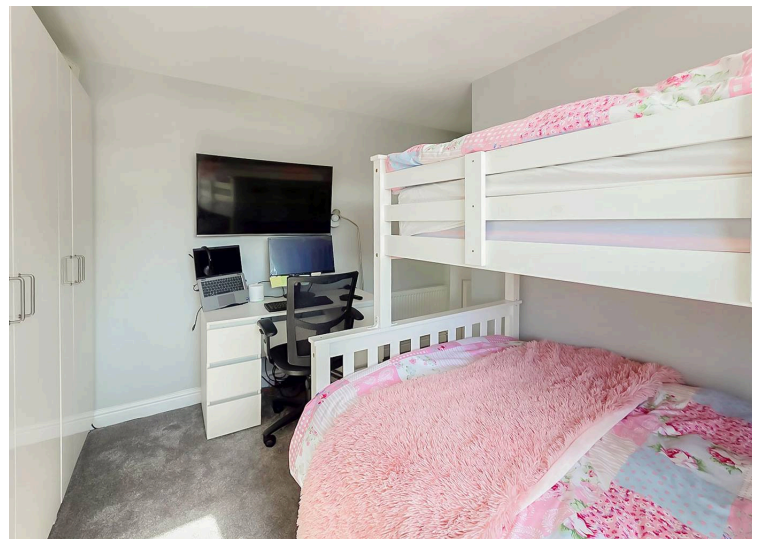
This beautifully presented three-bedroom home has been modernised by the current owners, creating a stylish and practical property that is perfect for modern family living. At the heart of the home is the fantastic open-plan kitchen and dining space. Bi-folding doors open directly onto the rear garden, creating an ideal setting for entertaining, family gatherings and enjoying the warmer months. The contemporary kitchen is fitted with sleek units, a range-style oven and a five-ring hob. A separate utility area has also been thoughtfully created, providing space for the washing machine away from the main open-plan living area. Upstairs, there are three bedrooms, including two spacious doubles and a single bedroom currently used as a dressing room. Please note that the wardrobes are not included in the sale. The fully tiled family bathroom is fitted with a bath and overhead shower. Outside, the property benefits from ample off-road parking for multiple vehicles, together with useful side access leading to the rear garden. The garden has been designed to offer a variety of seating and entertaining areas, including a patio, decking, artificial lawn and established flower beds. A brick-built home office, complete with power and lighting, provides an excellent space for home working, hobbies or additional storage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Lounge / Kitchen / Diner
21' 0" x 18' 2" (6.41m x 5.54m)

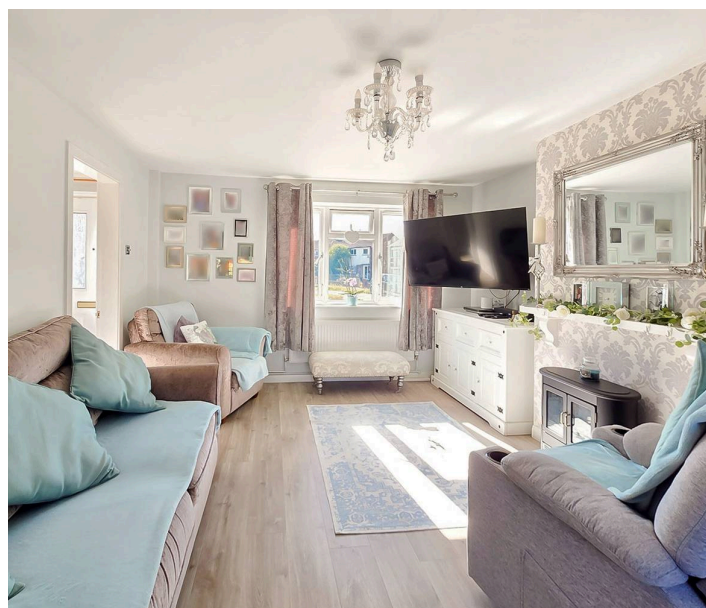
Bedroom 1
16' 2" x 9' 3" (4.93m x 2.81m)

Bedroom 2
11' 7" x 9' 3" (3.54m x 2.81m)

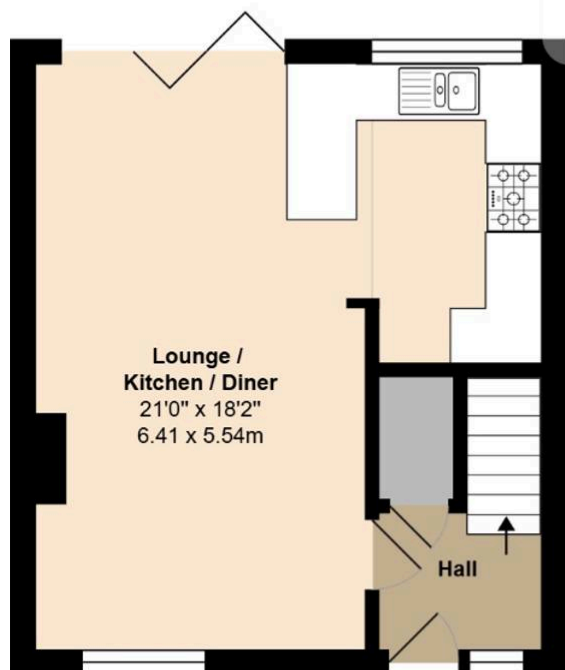
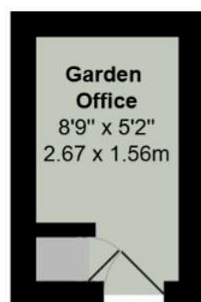
Bedroom 3
8' 8" x 8' 0" (2.63m x 2.43m)

Bathroom
7' 7" x 5' 6" (2.31m x 1.68m)

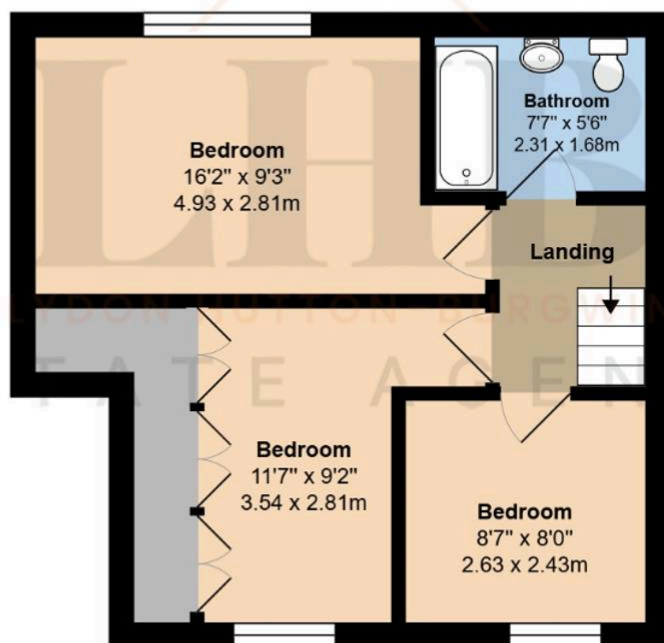
Garden Office
8' 9" x 5' 1" (2.67m x 1.56m)







Ground Floor



First Floor

Total Area: 971 ft² ... 90.2 m² (Includes Garden Office)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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