



33 Coppice Avenue | Hellesdon | Norwich | NR6 5RD

Guide Price £280,000

****A MUST SEE EXTENDED SEMI DETACHED HOUSE FAMILY HOME**** Nestled in the ever-popular suburb of Hellesdon, this beautifully extended three/four-bedroom semi-detached home offers the perfect blend of style, space and versatility, making it an ideal choice for growing families. Immaculately presented throughout, the property boasts a welcoming entrance hall, cosy lounge, a sleek modern kitchen, and a flexible ground-floor dining room or fourth bedroom, complemented by a contemporary bathroom. To the first floor are three well-proportioned bedrooms, all served by a stylish family bathroom, providing comfortable and practical living space. Outside, a generous driveway offers ample off-road parking leading to a garage, while the private enclosed rear garden is perfect for relaxing or entertaining. With double glazing, gas central heating and a superb finish throughout, this exceptional home is ready to move straight into and should be viewed early.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Hoxpox (2020)

Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 18'9" x 10'11"

Double glazed window, two radiators.

Kitchen 16'4" x 9'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated washing machine and dishwasher, space for fridge/freezer, double glazed window, door to rear.

Dining Room/Bedroom 11'8" x 8'11"

Double glazed window, radiator, door to rear.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'0" x 8'3"

Double glazed window, radiator.

Bedroom Two 10'11" x 9'1"

Double glazed window, radiator.

Bedroom Three 8'5" x 6'7"

Double glazed window, radiator, wardrobe.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Lawned garden and driveway providing off road parking.

Outside Rear

Patio area, timber decking, lawned garden, mature plants and shrubs, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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