



Birchwood Road, Hellesdon - NR6 5FD



Birchwood Road

Hellesdon, Norwich

Offering 6 years remaining NHBC warranty, this MODERN SEMI-DETACHED TOWNHOUSE offers a fantastic opportunity to enjoy contemporary living within WALKING DISTANCE TO AMENITIES, local SCHOOLING, and excellent TRANSPORT LINKS. Step through the welcoming HALLWAY ENTRANCE, where stairs rise to the upper floors and discover a beautifully presented 21' OPEN PLAN KITCHEN/SITTING/DINING ROOM, perfect for entertaining or relaxing with family. The FULLY FITTED KITCHEN features INTEGRATED APPLIANCES and EXTENSIVE STORAGE ensuring convenience and style. FRENCH DOORS open directly onto the garden, seamlessly blending indoor and outdoor living. A handy TWO PIECE W.C. completes the ground floor. Upstairs, THREE BEDROOMS provide flexible accommodation for families or guests, with the SPACIOUS 19' MAIN BEDROOM boasting VAULTED CEILINGS and VELUX WINDOWS for an airy, light-filled retreat on the second floor. The first floor includes the three piece FAMILY BATHROOM with a SHOWER OVER THE BATH, combining practicality with modern design, alongside two further bedrooms.



Throughout, the property is finished to a high standard, offering a bright and welcoming atmosphere. Heading outside, the PRIVATE and FULLY ENCLOSED rear GARDEN has been lovingly LANDSCAPED by the current vendors, whilst TANDEM DRIVEWAY PARKING can be found adjacent to the home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern Semi-Detached Townhouse
- 6 Years Remaining NHBC Warranty
- 21' Open Plan Kitchen/ Sitting/ Dining Room
- Three Bedrooms
- Spacious 19' Main Bedroom With Vaulted Ceilings & Velux Windows
- Ground Floor W.C & Three Piece Family Bathroom
- Stunning Landscaped Private & Enclosed Garden
- Tandem Driveway Parking

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road.



Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.

SETTING THE SCENE

Set back from the road, the property features a low maintenance landscaped frontage laid to shingle and interspersed with various shrubs and plantings. A brick weave driveway borders the front garden, providing convenient tandem off-road parking, while the main entrance is located at the front of the home, under an open porch.

THE GRAND TOUR

Stepping inside, the entrance hall features stairs rising to the first floor and practical space for storing coats and shoes. Hard flooring runs underfoot and flows seamlessly into the heart of the home, the impressive 21' open plan kitchen, sitting, and dining room. The kitchen area is fitted with an extensive range of wall and base units, complemented by wrap around worktops that provide ample room for food preparation. Integrated appliances include an oven and an inset electric hob with an extractor overhead, alongside under counter space and plumbing for a washing machine. Continuing through the room, a door leads to a conveniently positioned two piece W.C, perfect for guests. The remainder of this versatile space easily accommodates a formal dining table and a variety of soft furnishing layouts, with natural light flooding the room through French doors that open directly onto the garden patio.

Ascending the stairs to the carpeted first floor landing, doors give way to two well proportioned bedrooms. The larger of the two currently houses a double bed and freestanding storage furniture, while the second room functions beautifully as a guest bedroom. Centrally located off the landing, the three piece family bathroom features a shower over the bath with a glass splashback, tiled surrounds and a wall mounted heated towel rail.

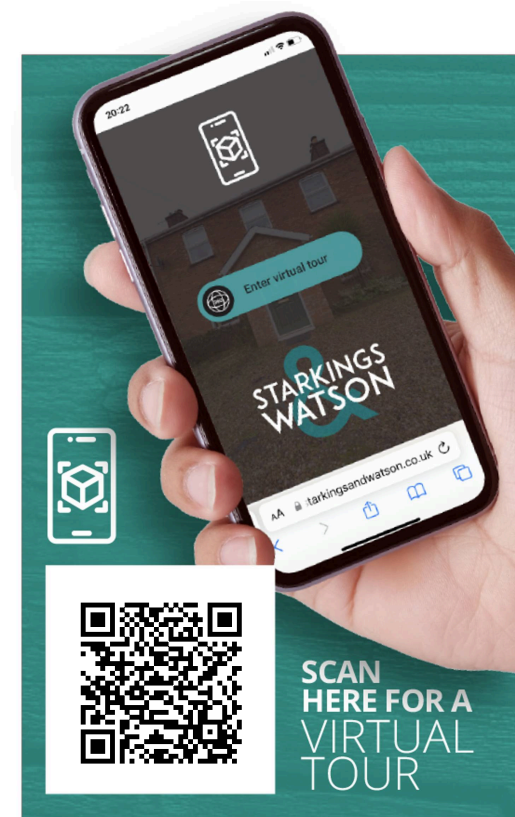
FIND US

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What3Words : ///caves.behave.chain

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

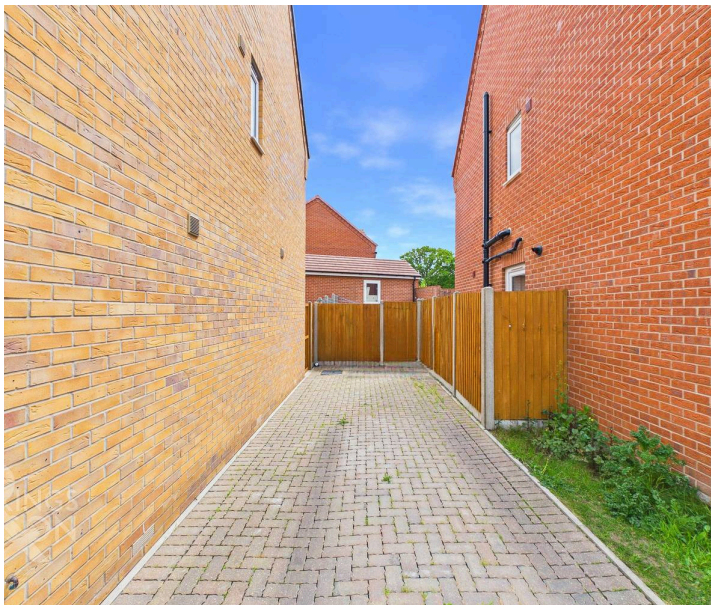


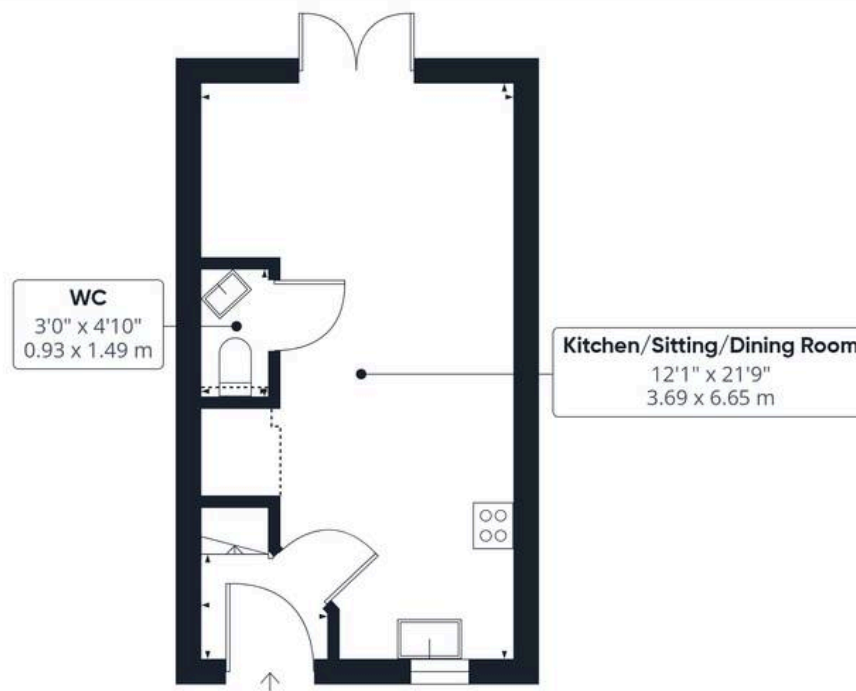




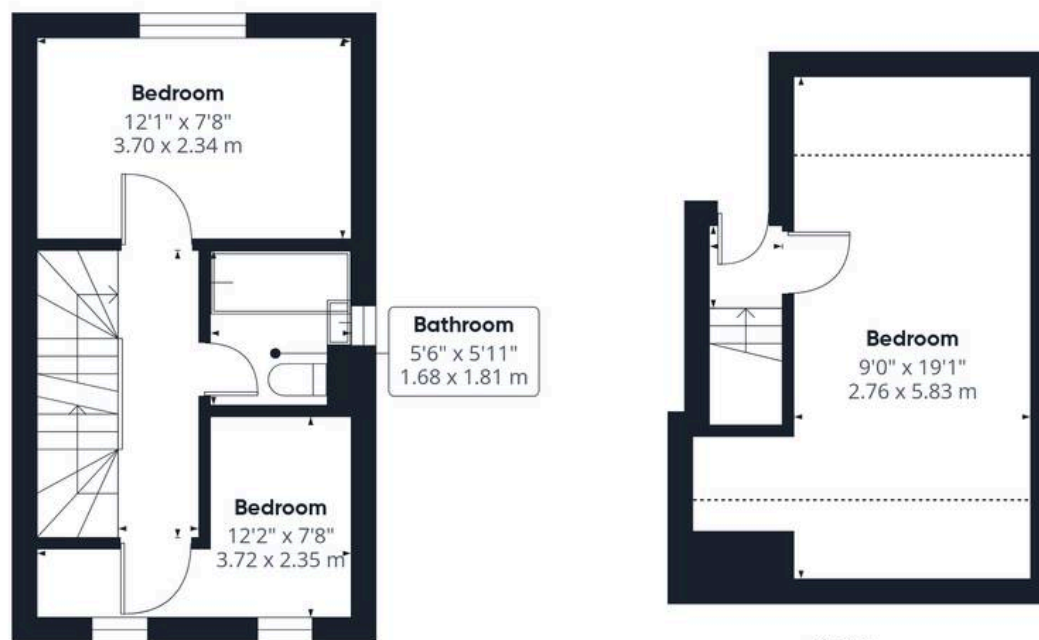
THE GREAT OUTDOORS

Stepping outside, the private rear garden has been lovingly landscaped by the current vendors and is fully enclosed by a combination of brick walling and timber panel fencing. The space initially offers a pleasant patio area with a shingle border, perfect for outdoor furniture and alfresco dining. A wooden latch and brace gate provides convenient access out to the driveway, while a few shallow steps lead up to the main body of the garden, which is predominantly laid to a well maintained lawn.





Ground Floor



Floor 1

Floor 2



Approximate total area⁽¹⁾

682 ft²

63.2 m²

Reduced headroom

67 ft²

6.3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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