



Elder Close, Hellesdon - NR6 5FN



## Elder Close

Hellesdon, Norwich

Set on the FRINGES OF THE DEVELOPMENT, this SEMI-DETACHED TOWNHOUSE overlooks expansive COMMUNAL GREEN SPACE, whilst offering PEACE OF MIND with 6 years remaining NHBC WARRANTY. The property comprises a HALLWAY ENTRANCE with stairs rising to the first floor, opening to the 22' OPEN PLAN KITCHEN/ SITTING/ BREAKFAST ROOM. The room enjoys a DUAL ASPECT with FRENCH DOORS leading out, whilst a conveniently located two piece W.C can be found under the stairs. Heading up to the first floor, TWO BEDROOMS can be found with a three piece FAMILY BATHROOM including a shower over the bath. Heading up the second floor, the 19' MAIN BEDROOM boasts part VAULTED CEILINGS and VELUX WINDOWS. Heading outside, the property boasts TANDEM DRIVEWAY PARKING adjacent, whilst the PRIVATE and ENCLOSED GARDEN is located to the rear, LANDSCAPED for a LOW MAINTENANCE.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi-Detached Townhouse
- Positioned on the Fringes of the Development
- Overlooking Green Space
- 22' Open Plan Kitchen/ Sitting/ Breakfast Room
- Three Bedrooms
- Ground Floor W.C & Family Bathroom
- Tandem Driveway Parking
- Landscaped Private & Enclosed Rear Garden

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

The property can be found set back from the road, offering a tandem brick weave driveway to the side whilst a sloped flagstone pathway leads up to the main entrance at the front of the property under an open porch.



## THE GRAND TOUR

Stepping inside, a useful hallway entrance includes stairs rising to the first floor and space for storing outdoor wear including coats and shoes. Hard flooring runs underfoot and continues into the 22' dual aspect kitchen/sitting/breakfast room. The kitchen itself offers a range of wall and base storage cupboards and multiple upgrades including integrated cooking appliances with a dual oven, inset glass electric hob and extractor above with a tiled splashback for ease of cleaning. Ample worktop space is available, extending to the useful breakfast bar for informal dining. Flowing freely into the sitting room, the space is flooded with natural light with uPVC double glazed French doors leading out to the garden. The space also benefits from a convenient two piece W.C beneath the stairs.

Heading upstairs, the carpeted first floor landing offers doors opening to two bedrooms. The first double bedroom enjoys a rear facing aspect with carpeted flooring running underfoot and space for storage furniture. The second bedroom overlooks the communal green space at the front of the property with space for a single bed or could be used as an ideal study space. Located centrally from the landing, the three piece family bathroom can be found including a shower over the bath with a glass splashback and a wall mounted heated towel rail.

The second stair set leads up to the second floor landing where a large integrated storage cupboard can be found with a second door leading to the 19' main bedroom enjoying part vaulted ceilings and large Velux windows, ensuring the room is well lit. Loft access can be found above with a wall mounted thermostat, ample room can be found for storage furniture and a large double bed.

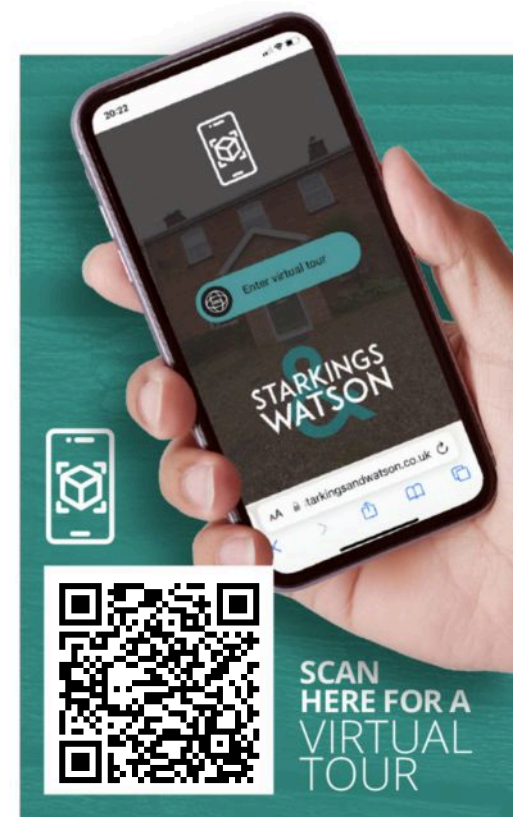
## FIND US

Postcode : NR6 5FN

What3Words : ///song.villa.budget

## VIRTUAL TOUR

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







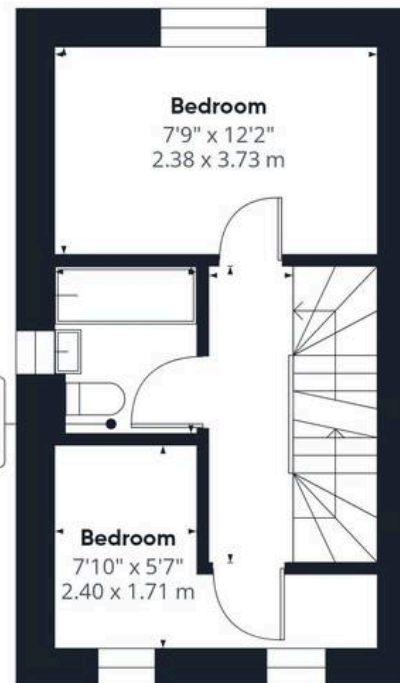
## THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing, landscaped by the current vendors. Initially offering a flagstone patio, perfect for outdoor seating to enjoy the summer months with a wooden latch and brace side gate offering convenient access out to the driveway. The wooden archway leads to the end of the garden, laid to synthetic lawn with a raised composite decking and space for a storage shed.





Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

709 ft<sup>2</sup>

65.8 m<sup>2</sup>

**Reduced headroom**

70 ft<sup>2</sup>

6.5 m<sup>2</sup>

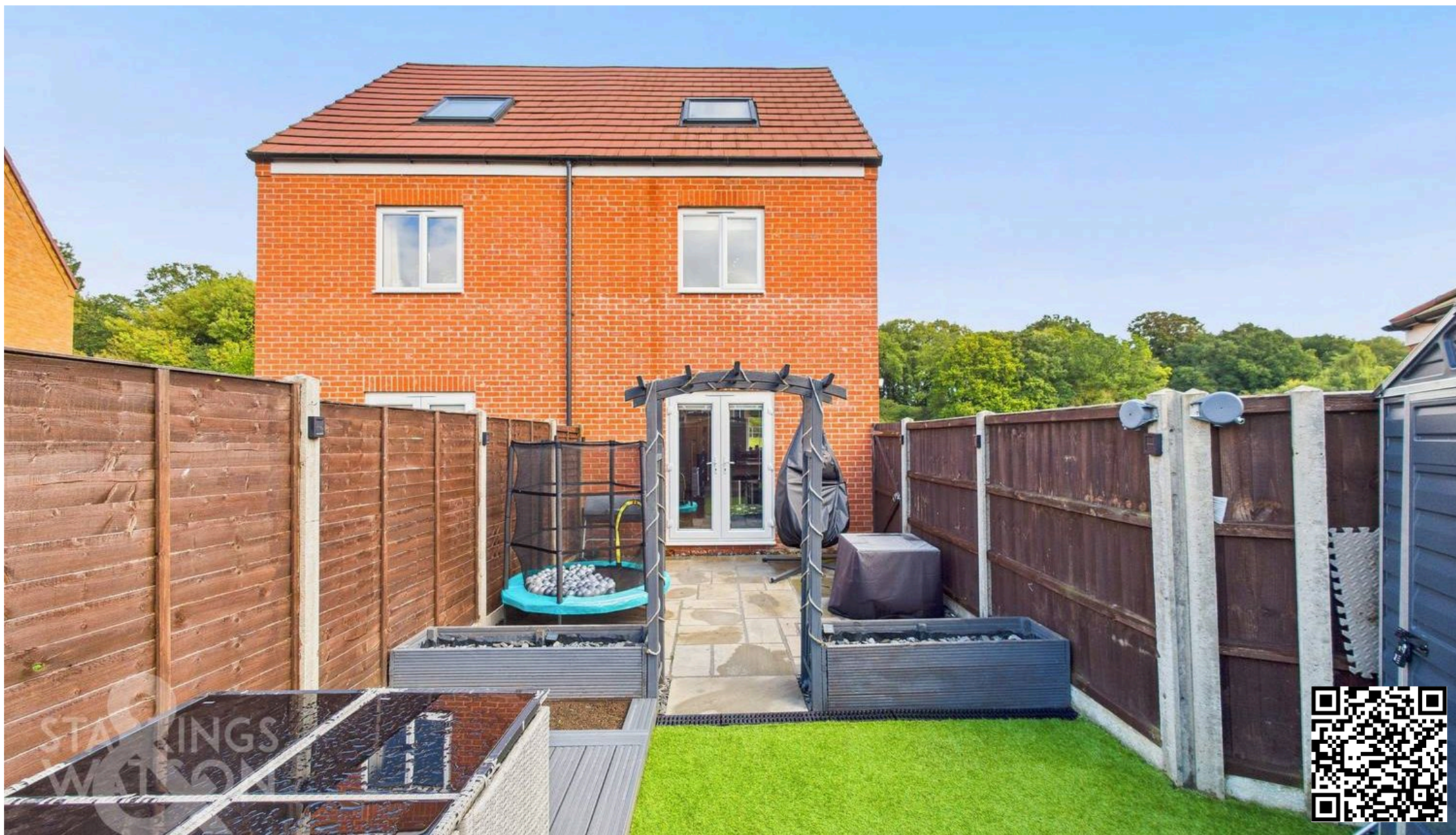
(1) Excluding balconies and terraces

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**



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