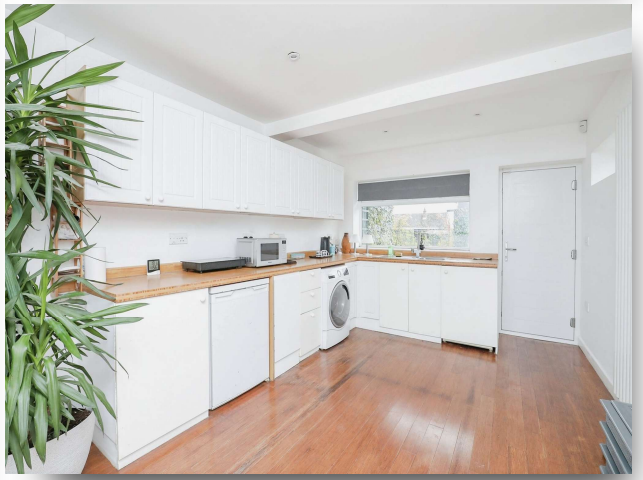


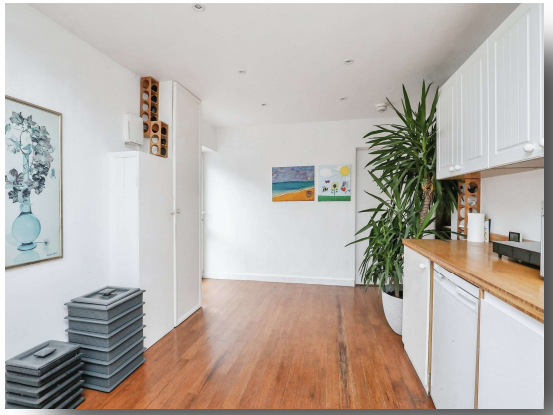
Drayton Wood Road, Hellesdon NORWICH NR6 5BY

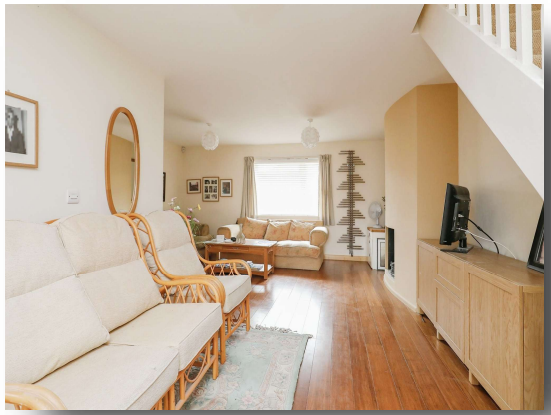
william h brown

welcome to

Drayton Wood Road, Hellesdon NORWICH

STUNNING JAPANESE GARDEN This superb three-bedroom semi-detached chalet style bungalow has been remodelled and extended to a high specification. The property boasts solar panels, garage, workshop and driveway as well as spacious living accommodation including 17 ft kitchen and 23ft lounge.





Accommodation

A truly superb remodelled, extended and refurbished semi-detached chalet style bungalow situated within one of Hellesdon's sought-after locations, providing access to a range of amenities and facilities. This wonderful home boasts an 80 ft stms low maintenance Japanese style garden, including a Japanese teahouse. The overall quality must be viewed to be fully appreciated. This is complemented by twelve solar panels, an excellent 17 ft plus kitchen, 23 ft lounge/dining room and two bedrooms to the ground floor as well as a superb first floor bedroom with a wealth of built-in storage. The property benefits from gas-fired central heating with double glazing, offered in excellent well-presented eco-friendly condition. Externally, to the front aspect the property boasts a deceptively long driveway with a garage and workshop connected with power and light, further providing ample storage space.

Early internal inspections are highly recommended to fully appreciate this fantastic property and location offered!

Kitchen

17' 8" x 10' 8" (5.38m x 3.25m)
Fully fitted kitchen with wall and base units with contrasting work surfaces and splash backs, inset sink unit with the benefit of an electric hot water tap, space for fridge, plumbing for washing machine, vertical radiator, upvc double glazed window and door to rear aspect, storage cupboard, upvc double glazed door opening to side aspect, fitted bamboo style wood flooring, inset ceiling spotlights.

Lounge

23' 8" Max x 16' 10" Max (7.21m Max x 5.13m Max)
Open-plan stairs rising to first floor, upvc double glazed window to front aspect, feature fireplace, chrome vertical radiator, and bamboo style wood flooring.

Bedroom Two

16' 9" x 12' 8" (5.11m x 3.86m)
Upvc double glazed doors and windows overlooking rear garden, loft access, vertical radiator, and carpeted flooring.

Bedroom Three

11' 3" x 10' 6" (3.43m x 3.20m)
Upvc double glazed window to front aspect, radiator, and wood flooring.

Shower Room

Suite comprising double walk-in shower with electric and mains lead shower, vanity hand wash basin with storage under, low-level wc, tiled splashbacks and surrounds, and tiled flooring.

First Floor Landing Area

Leading into Bedroom one.

Bedroom One

16' 9" x 11' 10" (5.11m x 3.61m)
With generous eaves storage, walk in wardrobe with gas boiler serving hot water and heating systems, three sky light windows to rear aspect, and wood flooring.

Outside

To the front of the property there is a deceptively long driveway to the side which leads to the garage and links leads to the workshop area. This provides ample storage and workspace. The remainder of the front garden is low maintenance, gravelled and bordered by flower beds stocked with a variety of plants and maturing shrubs. This is complemented to the rear of the property by a Japanese inspired landscaped garden and tea house, offering low maintenance with ample space to enjoy the summer months and entertain.

Garage

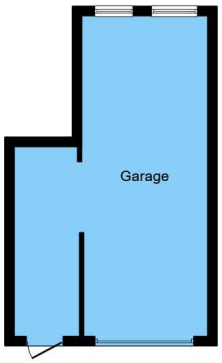
22' 10" x 8' 10" extending to 13' 9" (6.96m x 2.69m extending to 4.19m)

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

First Floor



Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online williamhbrown.co.uk/Property/HEL103480

welcome to

Drayton Wood Road, Hellesdon NORWICH

- Semi-Detached Chalet Style Bungalow
- Three Bedrooms
- Solar Panels
- Garage/Workshop & Driveway
- Eco-Friendly

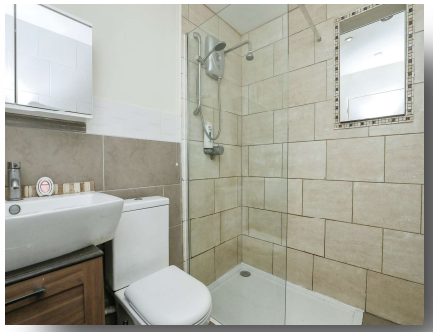
Tenure: Freehold EPC Rating: B
Council Tax Band: C

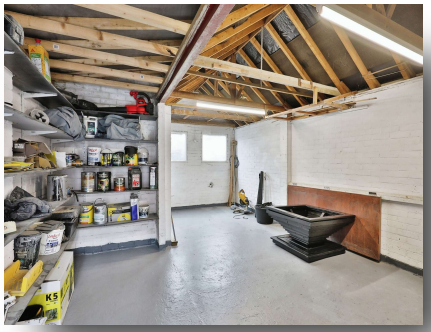
directions to this property:

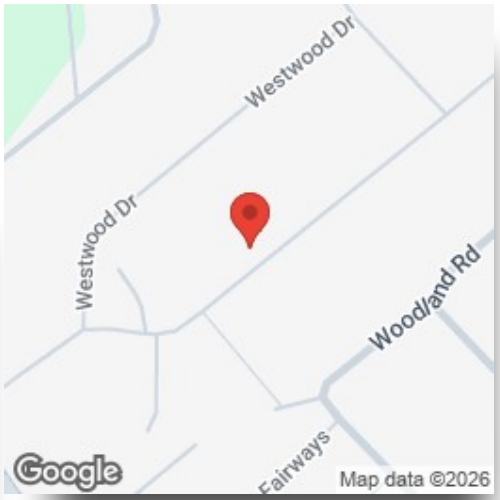
From the W H Brown office in Hellesdon, proceed on Reepham Road away from Norwich direction and at the mini roundabout turn left onto Drayton Wood Road. At the junction turn left also Drayton Wood Road and continue where the property can be found on the left-hand side.

offers in excess of

£340,000







Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL103480

The Property Ombudsman

Property Ref:
HEL103480 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01603 487888

hellesdon@williamhbrown.co.uk

303 Reepham Road, Hellesdon, NORWICH, Norfolk, NR6 5AD

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.