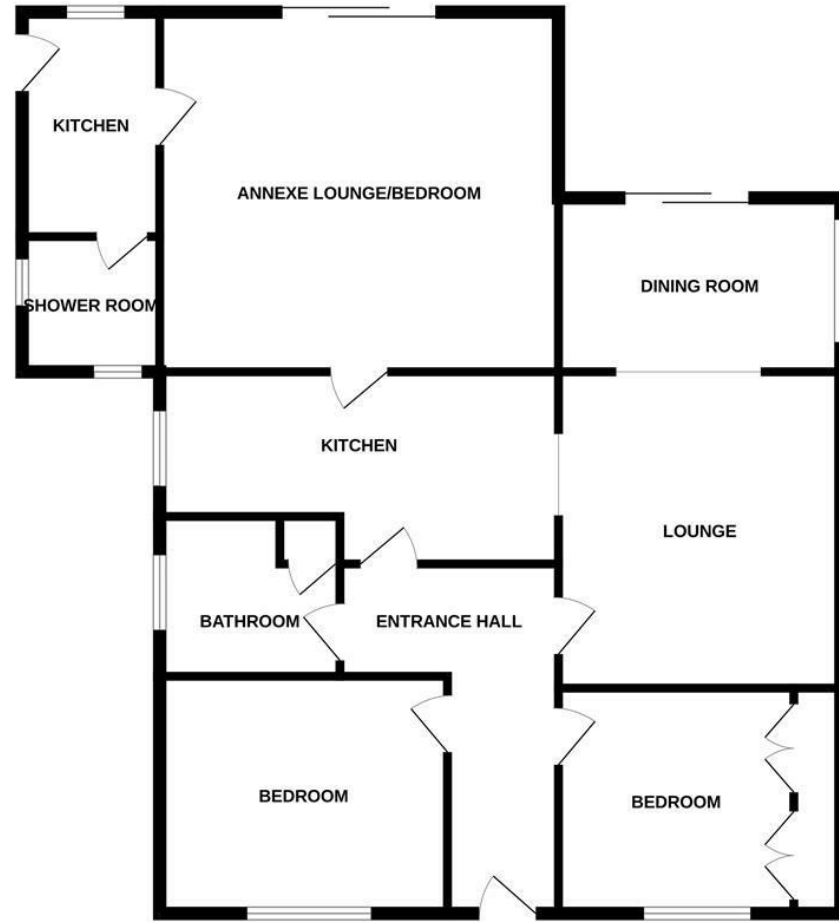


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



100 Drayton Wood Road | Hellesdon | Norwich | NR6 5BZ

£325,000

****EXTENDED BUNGALOW ON A CORNER PLOT OFFERING ANNEXE POTENTIAL****
 Gilson Bailey are delighted to offer this spacious and extended 2/3 bedroom semi-detached bungalow, occupying a generous corner plot in the highly sought-after suburb of Hellesdon. Offering flexible and versatile accommodation, the property features an entrance hall leading to a comfortable lounge, dining room, well-appointed kitchen, bathroom, and two bedrooms, alongside a superb annexe setup comprising an additional bedroom/lounge, kitchen, and shower room—ideal for multi-generational living or guest accommodation. Externally, the home benefits from a driveway providing off-road parking leading to a single garage, as well as a large, lawned rear garden with excellent potential for further extension (subject to planning). With double glazing, gas central heating, and offered with no onward chain, this fantastic property presents a rare opportunity for those seeking space and annexe potential, and early viewing is highly recommended.

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.

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, two bedrooms and bathroom.

Lounge 13'11" x 12'5"

Radiator.

Dining Room 13'7" x 7'7"

Sliding patio doors, radiator.

Kitchen 17'6" x 8'4"

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

Bathroom

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

Bedroom One 12'7" x 10'5"

Double glazed window, radiator.

Bedroom Two 10'5" x 9'11"

Double glazed window, radiator, built in wardrobes.

Annexe Bedroom/Lounge 17'10" x 15'10"

Sliding patio doors, two radiators.

Annexe Kitchen 9'10" x 6'0"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, door to side.

Shower Room

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Driveway providing off road parking leading to a single garage.

Outside Rear

Large lawned garden enclosed by fencing and hedging.

Local Authority

Broadland District Council, Tax Band C.



Tenure

Freehold

Utilities

Fibre to the property.
Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

