



Woodland Road, Hellesdon, Norwich

Guide Price £240,000 - £250,000 Freehold

Energy Efficiency Rating : TBC

- ✓ No Chain!
- ✓ Tucked Away Garden Room
- ✓ Approx. 95ft Garden (stms)
- ✓ Modern Kitchen with Solid Wood Surfaces
- ✓ Off Road Parking to Front
- ✓ Cloakroom & Bathroom with Shower
- ✓ 22' Sitting/Dining Room
- ✓ Four Bedrooms

To arrange an accompanied viewing please call our Costessey Office on 01603 336446

**STARKINGS
&
WATSON**



NO CHAIN! Tucked away with approximately 95ft (stms) of REAR GARDENS, this DECEPTIVELY SPACIOUS mid-terrace home offers OVER 1000 Sq ft (stms) of accommodation, with a LIGHT and BRIGHT INTERIOR, with a flexible layout. With uPVC double glazing and gas fired CENTRAL HEATING, the property offers a HALL ENTRANCE with storage. The sitting/dining room offers an ATTRACTIVE WOOD FLOORING, with DUAL ASPECT windows to front, and PATIO DOORS to the 14' CONSERVATORY with VAULTED CEILING. The KITCHEN offers SOLID WOOD WORK SURFACES, and leads to the rear lobby, CLOAKROOM, and family bathroom with SHOWER CUBICLE. Heading upstairs, FURTHER STORAGE can be found, with FOUR BEDROOMS - three of which offer BUILT-IN STORAGE. The LARGE MATURE GARDEN offers ample seating areas, a MAIN LAWNED EXPANSE and a wealth of planting and HEDGING offering PRIVACY.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR6 5RJ), but to help you...Leave Norwich City via Dereham Road A1074. Proceed along and at the roundabout take your third exit on to Sweet Briar Road. Continue along, turning left at the traffic lights

onto Drayton High Road. Turn right at the traffic lights onto Middletons Lane, and left at the mini-roundabout onto Woodland Road. Follow the road, and where the road bears right, the property can be found on your left, indicated by our For Sale board.

The property is approached via a hard standing driveway providing off road parking for several vehicles, with a hedged boundary to the right hand side and access leading to the main property and side passageway.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, cupboard housing electric fuse box, stairs to first floor landing with storage space below, cloaks storage space, coved ceiling, doors to:

SITTING/DINING ROOM

22' x 13' Max. (6.71m x 3.96m) Continued wood effect flooring, radiator, uPVC double glazed window to front, television and telephone points, coved ceiling, uPVC double glazed sliding patio doors to:

CONSERVATORY

14' 4" x 9' 8" (4.37m x 2.95m) Of brick and uPVC construction with uPVC double glazed windows to side and rear, uPVC double glazed French doors to rear garden, wood effect flooring, wall mounted electric heater, vaulted ceiling, uPVC double glazed door to:

KITCHEN

14' 1" x 7' 4" (4.29m x 2.24m) Modern fitted range of wall and base level units with solid wood work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric oven with stainless steel splash back and extractor fan, tiled effect flooring, space for fridge freezer and washing machine, heated towel rail, door to entrance hall, uPVC obscure double glazed door to side passageway, coved ceiling, opening to:

REAR LOBBY

Tiled flooring, radiator, uPVC double glazed window to side, cloaks storage space, doors to:

CLOAKROOM

Low level W.C, continued tiled flooring, extractor fan.

FAMILY BATHROOM

Three piece suite comprising hand wash basin set within vanity unit with storage cupboards under and above, corner panelled bath with mixer tap, shower cubicle with thermostatically controlled shower, tiled splash backs, continued tiled flooring, radiator, uPVC double glazed window to rear.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in storage cupboard, coved ceiling with loft access hatch, doors to:

BEDROOM/STUDY

10' 1" x 5' 6" (3.07m x 1.68m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, wall mounted gas fired central heating boiler, coved ceiling.

DOUBLE BEDROOM

11' 5" x 10' 9" (3.48m x 3.28m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in wardrobe, coved ceiling.

DOUBLE BEDROOM

11' 3" x 10' 11" Max. (3.43m x 3.33m) Fitted carpet, radiator, uPVC double glazed window to front, range of full height wardrobes with sliding mirrored doors, coved ceiling with recessed spotlighting.

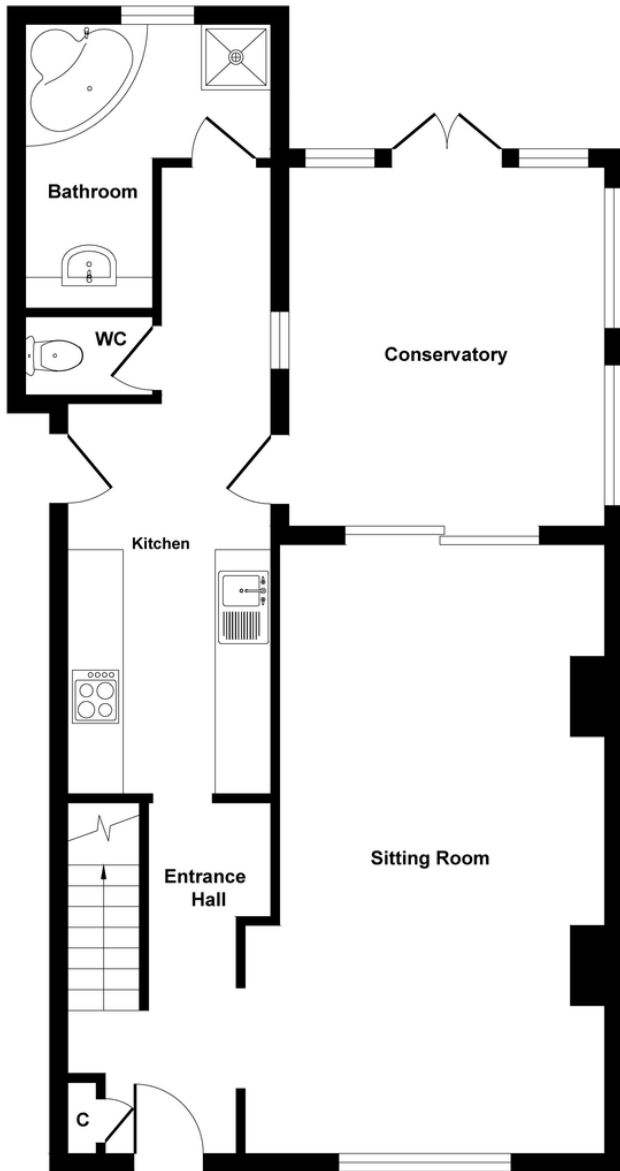
BEDROOM

9' 1" x 7' 5" (2.77m x 2.26m) Fitted carpet, radiator, uPVC double glazed window to front, built-in over stairs storage cupboard, television point, coved ceiling.

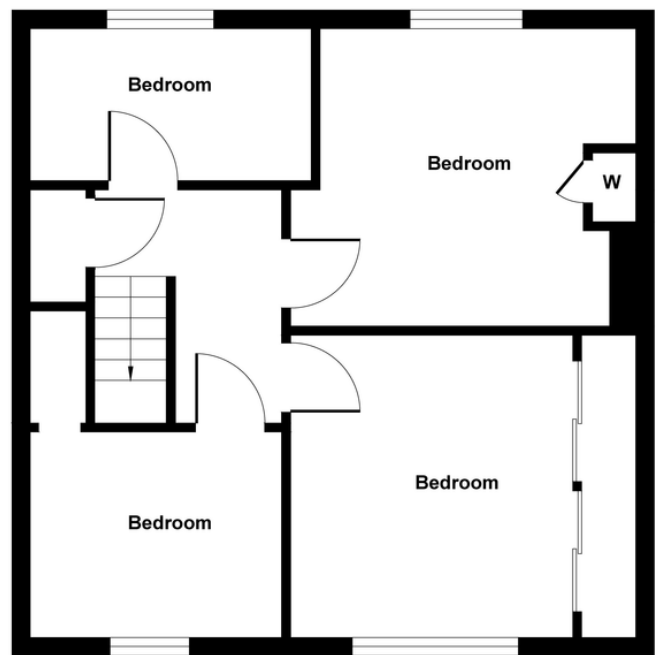
OUTSIDE REAR

The property offers a well proportioned lawned rear garden extending to approximately 95ft (stms), with various seating areas and mature planting. The garden is fully enclosed with a mixture of hedging and fencing, with a useful timber built storage shed to the far left hand side. Leading from the conservatory a shingled area leads to a patio space which is ideal for alfresco dining in the summer months, with steps leading to the main lawned area which then leads onto a further raised shingled seating area at the end of the garden. Huge potential exists to further landscape the garden making use of its generous proportions, whilst a good grounding exists with a wealth of mature planting already in situ.





Ground Floor
Approximate Floor Area
585 sq. ft
(54.34 sq. m)



First Floor
Approximate Floor Area
481 sq. ft
(44.68 sq. m)

Approx. Gross Internal Floor Area 1066 sq. ft / 99.02 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Centralised Hub:

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