



## Woodland Road, Hellesdon, Norwich

Guide Price £300,000 - £325,000 Freehold

Energy Efficiency Rating : C

- ✓ Extended Semi-Detached Home
- ✓ Three Reception Rooms
- ✓ Generous Kitchen/Breakfast Room
- ✓ Four Bedrooms Off Landing
- ✓ Two Bathrooms
- ✓ Approx. 150ft Rear Garden (stms)
- ✓ Garage with Extension Potential
- ✓ Popular Residential Location

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

**STARKINGS  
&  
WATSON**



Tucked away on a POPULAR RESIDENTIAL ROAD with a GARDEN of approximately 150ft (stms), this DECEPTIVELY SPACIOUS SEMI-DETACHED home offers OVER 1200 Sq ft (stms) of accommodation, with a LIGHT and BRIGHT INTERIOR, and a flexible family layout. On the ground floor you will find a PORCH and HALL ENTRANCE, THREE OPEN PLAN RECEPTION ROOMS - all with some CHARACTER FEATURES and the dining room opening onto the decked rear terrace. There is also a WELL PROPORTIONED KITCHEN/BREAKFAST ROOM and the family bathroom. On the first floor, leading from the landing you will find THREE DOUBLE BEDROOMS and a further single bedroom, as well as a useful shower room. To the front, off road parking is provided, with access to the REAR GARDEN, with a MAIN LAWNED EXPANSE and a wealth of planting and HEDGING offering PRIVACY. The garage also has further potential (stp) to develop and extended.

#### 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 5RW), 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 the property can be found on your right hand side.

The property is approached from the road side onto a shared shingle driveway providing off road parking for two vehicles, which in turn leads to the main entrance door.

uPVC double glazed entrance door to:

#### ENTRANCE PORCH

Wood effect flooring, uPVC obscure double glazed window to side, smooth ceiling, door to:

#### ENTRANCE HALL

Continued wood effect flooring, stairs to first floor landing with built-in under stairs storage cupboard, radiator, doors to:

#### KITCHEN/BREAKFAST ROOM

19' x 9' 1" Max. (5.79m x 2.77m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric hob with extractor fan and built-in eye level electric oven and grill, space for washing machine, fridge freezer and tumble dryer, tiled flooring, breakfast bar, radiator, uPVC obscure double glazed window to side, wall mounted gas fired central heating boiler, coved ceiling, doors to:

#### REAR LOBBY

Tiled flooring, radiator, door to rear garden, coved ceiling, door to:

#### FAMILY BATHROOM

Three piece suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with storage cupboards under, panelled bath with mixer tap and electric shower, tiled splash backs and flooring, uPVC obscure double glazed window to rear, radiator.

#### **FAMILY ROOM**

11' 11" x 10' 11" (3.63m x 3.33m) Electric fire set within feature fire place with timber surround and hearth, wood effect flooring, radiator, uPVC double glazed bay window to front, picture rail, coved ceiling, double doors to:

#### **SITTING ROOM**

11' 11" x 10' 5" (3.63m x 3.18m) Electric fire set within feature fire place with tiled hearth and timber surround, stripped wood flooring, radiator, picture rail, television and telephone points, coved ceiling, opening to:

#### **DINING ROOM**

13' 8" x 7' 11" (4.17m x 2.41m) Continued stripped wood flooring, radiator, picture rail, uPVC double glazed French doors onto rear garden, coved ceiling.

#### **STAIRS TO FIRST FLOOR LANDING**

Wood effect flooring, uPVC obscure double glazed window to side, coved ceiling with loft access hatch, doors to:

#### **BEDROOM**

6' 10" x 7' 4" (2.08m x 2.24m) Wood effect flooring, radiator, uPVC double glazed window to front, smooth ceiling.

#### **DOUBLE BEDROOM**

11' 2" x 10' 7" (3.4m x 3.23m) Wood effect flooring, radiator, uPVC double glazed window to front, range of built-in wardrobes.

#### **DOUBLE BEDROOM**

12' x 11' 1" (3.66m x 3.38m) Wood effect flooring, radiator, uPVC double glazed window to rear, range of built-in wardrobes.

#### **DOUBLE BEDROOM**

10' 1" x 9' 2" (3.07m x 2.79m) Wood effect flooring, radiator, uPVC double glazed window to rear.

#### **SHOWER ROOM**

Three pieces suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with storage cupboards under, shower cubicle with thermostatically controlled shower, tiled splash backs, tiled effect flooring, heated towel rail, uPVC obscure double glazed window to side.

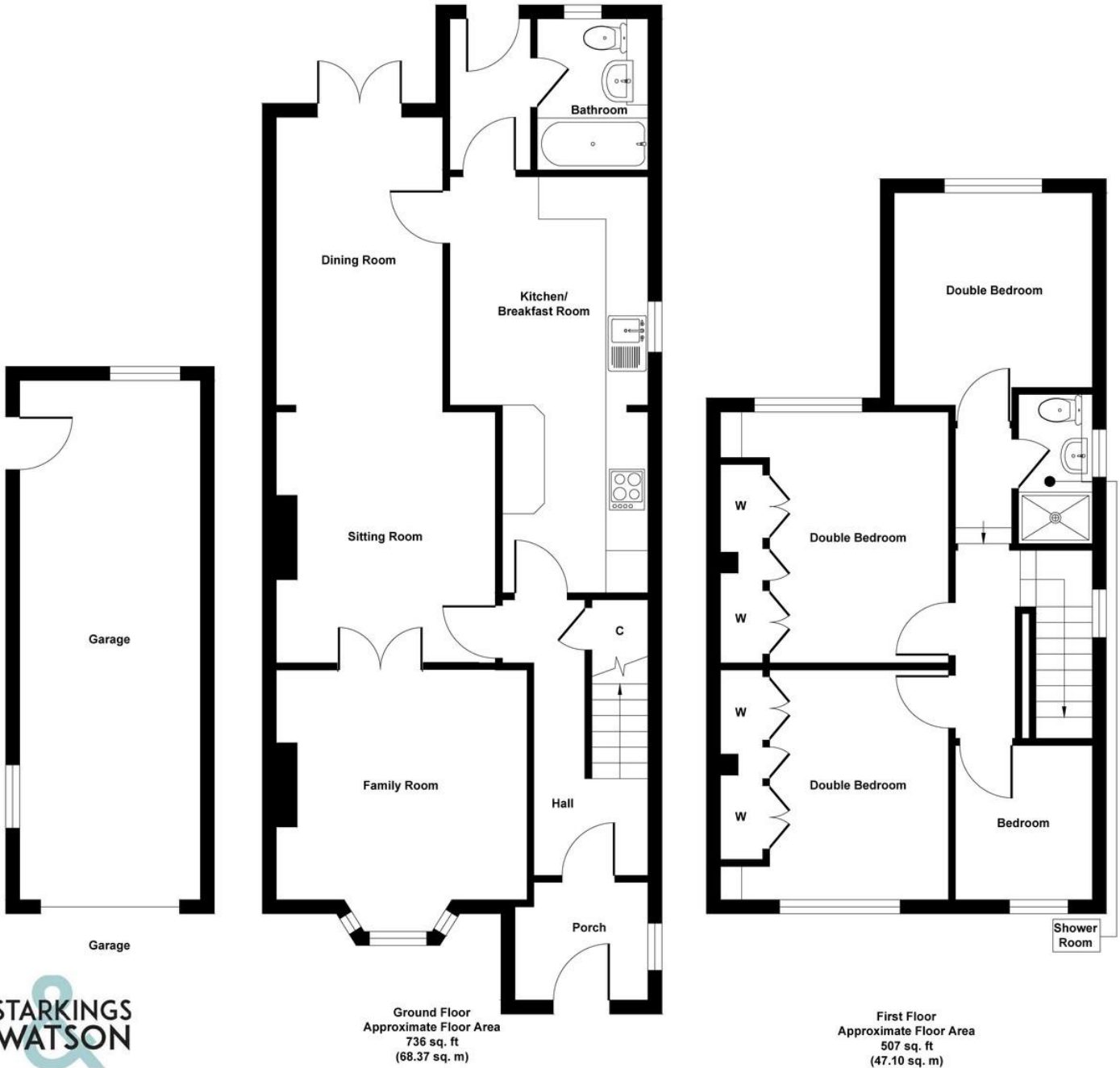
#### **OUTSIDE REAR**

Accessed via the double doors in the dining room or the door in the rear lobby, you step onto an expansive decked area. There is also a secure side gate leading from the shared driveway into the rear garden. A large paved area can be found ideal for outside entertaining which in turn leads onto a large lawned garden with various mature shrubs and planting. At the rear of the garden there is a further raised decked area, a pond and a summer house. To the very end of the garden you will find a hidden working garden with various sheds and out buildings.

#### **GARAGE**

24' 8" x 8' 7" (7.52m x 2.62m) Windows to side and rear, stable door to side.





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