



Hercules Road, Hellesdon, Norwich

Guide Price £325,000 - £350,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Semi-Detached Chalet Home
- ✓ One Bedroom Annexe
- ✓ Close to Amenities
- ✓ Sitting/Dining Room
- ✓ Kitchen/Breakfast Room
- ✓ Four Double Bedrooms
- ✓ Off Road Parking
- ✓ Lawned Gardens to Rear

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

**STARKINGS  
&  
WATSON**



**NO CHAIN!** This SEMI-DETACHED CHALET with ONE BEDROOM ANNEXE is situated in the popular location of Hellesdon, just off Boundary Road and in close proximity to AMENITIES including a SUPERSTORE and a range of public houses. The accommodation for the main property is approached via a DRIVEWAY with space for MULTIPLE VEHICLES. Stepping inside, the ENTRANCE PORCH provides ample cloak and boot storage space, leading on to the hall with access provided to the TWO GROUND FLOOR BEDROOMS and the family bathroom. STAIRS TO THE FIRST FLOOR lead to the additional TWO DOUBLE BEDROOMS - making a total of four. The ENTERTAINING SPACES include a SITTING/DINING ROOM and KITCHEN/BREAKFAST ROOM. The rear garden is laid out on lawn with a NON-OVERLOOKED boundary to the rear. The ANNEXE has a DOUBLE BEDROOM, shower room and open plan KITCHEN/SITTING/DINING ROOM.

#### 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 5HH), 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 onto City View Road. Take the first left onto Hercules Road following the road right and the property can be found on the left hand side indicated by our for sale board.

Approached via a brick weave driveway providing off road parking for multiple vehicles and leading to the main property.

uPVC obscure double glazed entrance door to:

#### ENTRANCE PORCH

Wood effect flooring, uPVC double glazed window to front, uPVC double glazed window to side, cloaks storage space, coved ceiling, opening to:

#### ENTRANCE HALL

Fitted carpet, radiator, stairs to first floor landing, coved ceiling, doors to:

#### DOUBLE BEDROOM

11' 10" x 10' 4" (3.61m x 3.15m) Fitted carpet, radiator, uPVC double glazed window to front, range of built-in bedroom furniture, coved ceiling.

#### **DOUBLE BEDROOM**

9' 11" x 9' 4" (3.02m x 2.84m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

#### **FAMILY BATHROOM**

Three piece suite comprising low level W.C., pedestal hand wash basin, double shower cubicle with electric shower, tiled walls, vinyl flooring, radiator, uPVC obscure double glazed window to side.

#### **SITTING/DINING ROOM**

24' 3" x 12' 6" (7.39m x 3.81m) Feature fire place, fitted carpet, radiator, uPVC double glazed window to side, uPVC double glazed French doors to rear, television and telephone points, coved ceiling, door to:

#### **KITCHEN/BREAKFAST ROOM**

13' 5" x 12' (4.09m x 3.66m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer spray tap, tiled splash backs, space for electric or gas cooker, space for fridge freezer, space for washing machine, space for tumble dryer, vinyl flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed door to side, coved ceiling.

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

Fitted carpet, coved ceiling, doors to:

#### **DOUBLE BEDROOM**

10' 5" x 10' (3.18m x 3.05m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard.

#### **DOUBLE BEDROOM**

10' 5" x 6' 11" Max (Some Restricted Height) (3.18m x 2.11m) Fitted carpet, radiator, uPVC double glazed window to rear.

#### **ANNEXE SITTING ROOM**

Measurements to follow Room description to follow.

#### **ANNEXE DOUBLE BEDROOM**

Measurements to follow Room description to follow.

#### **ANNEXE KITCHEN**

Measurements to follow Room description to follow.

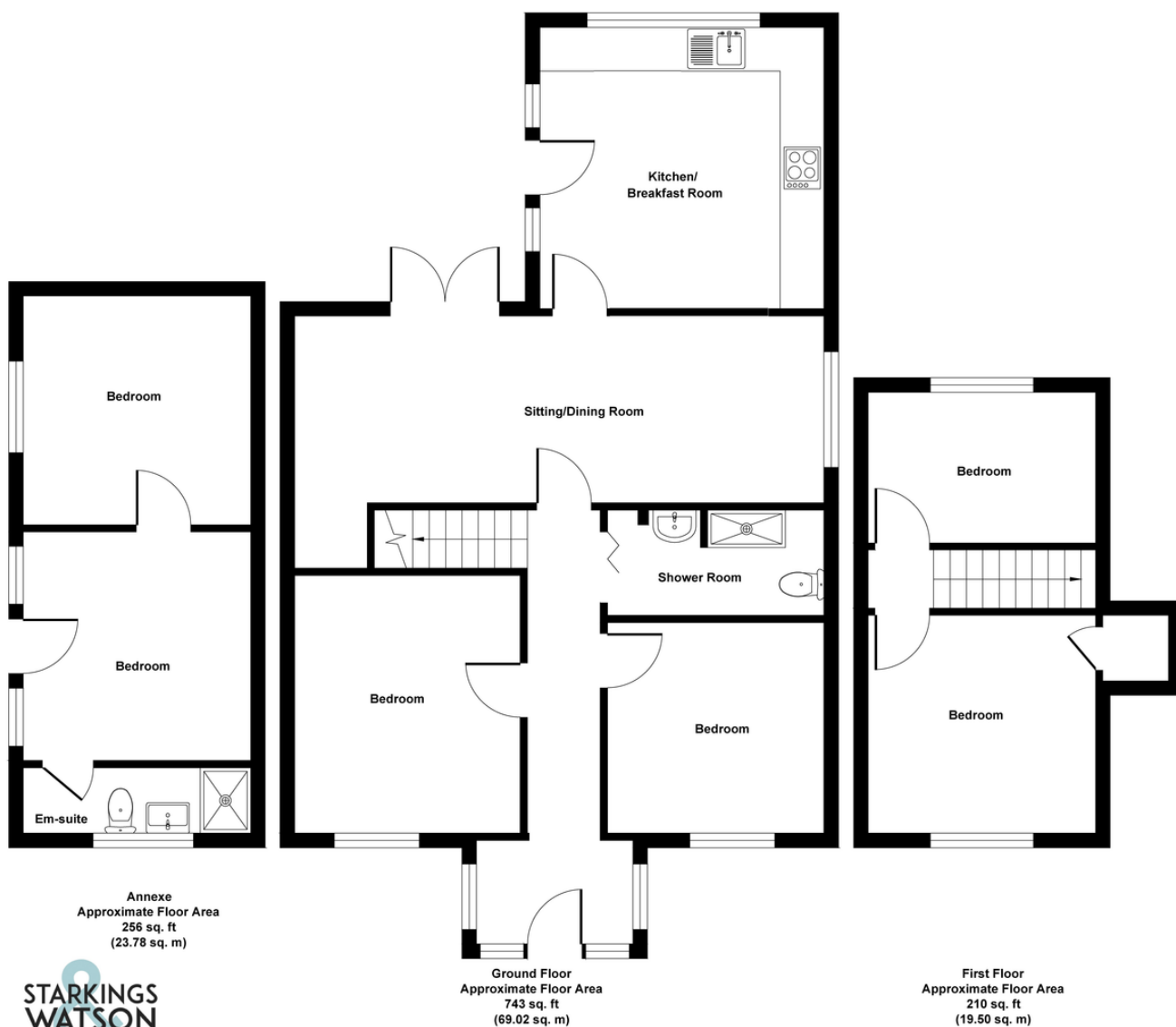
#### **ANNEXE SHOWER ROOM**

Measurements to follow Room description to follow.

#### **OUTSIDE**

Stepping into the rear garden there is an area of decking providing the ideal space to relax and entertain, this opens up to a lawned garden with ample space for activities and some landscaping if required. The rear boundary is non overlooked, whilst the side boundaries are enclosed by timber panelled fencing.





**Approx. Gross Internal Floor Area 1209 sq. ft / 112.30 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 are 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