

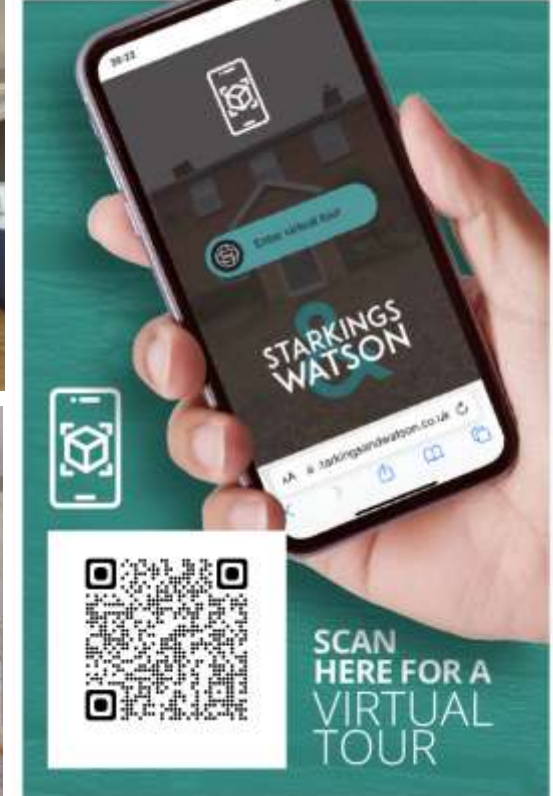
LOW ROAD

# Hellesdon, Norwich NR6 5AF

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336446

# FOR SALE PROPERTY



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- Semi-Detached Home
- Approx. 0.26 Acre Plot (stms)
- Close to 2000 Sq ft (stms)
- Stunning Open Plan Kitchen/Dining Room
- Separate Sitting Room with Burner
- Four Bedrooms with Home Office
- Outbuilding Furnished for Entertaining
- Off Road Parking & Oversized Garage

#### IN SUMMARY

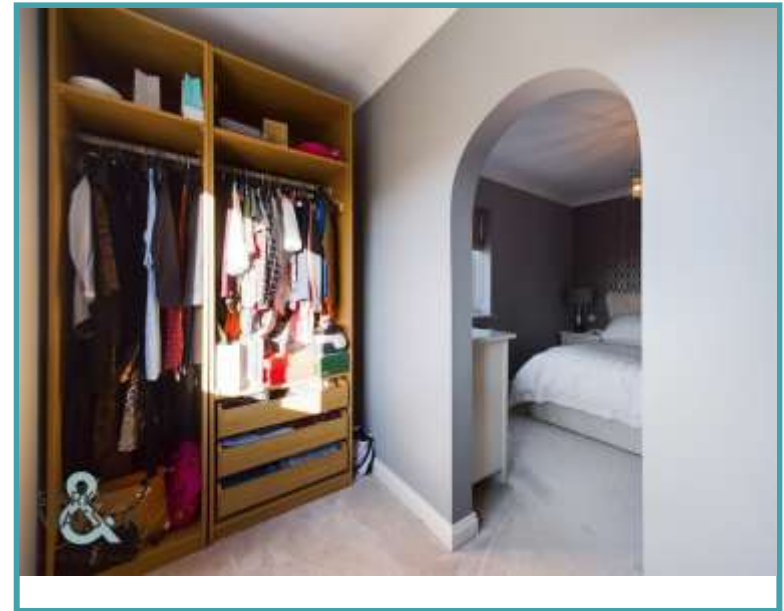
VENDORS HAVE FOUND! MORE THAN MEETS THE EYE! As you approach this HIGH SPECIFICATION HOME this unique frontage and generous SHINGLE PARKING AREA conceals almost 2000 sq ft of accommodation and a 0.26 ACRE PLOT (stms). Once inside there is a combination of OPEN PLAN SPACES and cosy environments which take the form of a SITTING ROOM with MULTI-FUEL BURNER and the 500 sq ft SNUG/DINING AREA which opens to the KITCHEN with CENTRAL ISLAND, and finally a UTILITY ROOM and W.C to the ground floor. Upstairs FOUR BEDROOMS and a STUDY/HOME OFFICE are accessed off landing as well as a FAMILY BATHROOM. The final rooms upstairs are the WALK-IN WARDROBE off the main bedroom and EN SUITE SHOWER ROOM. The property is set on APPROX 0.26 ACRES with a HOME OFFICE/ENTERTAINING SPACE at the end of the garden.

#### SETTING THE SCENE

Approaching this property from Low Road, there is a generous parking area with room for multiple vehicles and access to the main property, set behind mature hedging. There is timber panel fencing at the boundary and a gate leading to the rear.

#### THE GRAND TOUR

Once you are over the threshold for this wonderful home, the quality and love that has been added to every inch of this home is immediately apparent. When you look over to the stairs that lead to the first floor with luxury carpets, your eye is drawn under the stairs where you find boot storage space, there are oak doors added for a contrast from the white walls, and a vertical radiator finishes this room perfectly. Taking the first door on the left into the sitting room, the room has a fantastic bay fronted window with built-in blinds and this is not even the best bit! Panning round the room you will spot a multi-fuel burner and characterful wood panelling/shelving leading to the picture rail and with smooth coved ceilings above. There is a ground floor W.C and opposite this room is the door into the 500 sq ft open plan space that you have been waiting for. Within seconds of stepping into this room the amount of light flooding in is fantastic with bi-folding doors across the rear, a sky light lantern above and if that was not enough, a side window and rear facing French Doors can be found further along the room. With all this light, there had to be some shade and a perfect contrast has been created with contemporary black fronted kitchen cabinets and a central island topped with white quartz work surfaces. With integrated appliances including an induction hob with centrifugal extractor fan, two built-in ovens, a fridge, freezer, wine fridge and a dishwasher leaving only the white goods to be placed in the utility room. There is a snug seating area, room for a dining table when you are not using the built-in breakfast bar and similar to the entrance hall, finished with vertical radiators, smooth coved ceiling with recessed spotlighting. Upstairs, the four bedrooms and home office have luxury carpets and uPVC double glazed



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**Disclaimer:** 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.

Price:



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windows of which the main bedroom has a walk-in wardrobe and en suite shower room with 'His and Hers' sinks. The family bathroom has a three-piece suite with built in storage and a thermostatically controlled rainfall shower with screen.

#### THE GREAT OUTDOORS

The rear garden is split level with a fantastic dining terrace at the same level as the property then steps lead to a lower level with further entertaining space. There is a generous lawn which has raised beds at the border, a greenhouse and a hard standing footpath that leads to the 250 sq ft outbuilding which is currently designed as an entertainers paradise. With a built-in bar space for a pool table this room can be closed and heated for an evening in or opened when hosting.

#### OUT & ABOUT

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.

#### FIND US

Postcode : NR6 5AF

What3Words : ///glaze.jams.skips

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

2163.97 ft<sup>2</sup>  
201.04 m<sup>2</sup>

Reduced headroom  
10.99 ft<sup>2</sup>  
1.02 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.9ft)

GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.