



Riverside House
75 Low Road | Hellesdon | Norfolk | NR6 5AG

RIVERSIDE DELIGHT



“At this impressive waterside property, you can relax and watch the wildlife, head out on a boat, go fishing or swim. The spacious home is more than roomy enough for a family, with views out over the one-acre gardens and down to the river. Sitting out by the water, it’s hard to believe you’re only a few miles from the city, this is such a convenient location, yet so peaceful and private.”



KEY FEATURES

- A Large Detached Family House situated in a Leafy Residential Part of Lower Hellesdon
- Four Bedrooms; Two of which have Balcony Access: Bathroom
- Large Principal Bedroom with Built-In Wardrobes and En-Suite
- Three Reception Rooms; Study and a Conservatory
- Kitchen, Boiler Room and Ground Floor WC
- Stunning Large Garden of 1.01 acres (stms) with River Frontage onto the River Wensum
- Gated Driveway leading to a Triple Garage and Plenty of Parking
- The Accommodation extends to 2,699sq.ft
- Energy Rating: D

On a very prestigious road in Hellesdon, this house stands in a beautiful plot with wonderful views and river frontage. If you love the idea of country living, but you want to be close to the city, this offers the perfect balance; the best of both worlds.

Putting Down Roots

The house has been home to the owners for 47 years – a testament to its success for a family. They raised their children here and now welcome their grandchildren to visit. It's a wonderful place for family gatherings and social occasions and has been the setting for many happy memories over the decades. When the owners came here all those years ago, both the house and garden needed a lot of work. They also carried out significant further works and improvements in 1991 and the result is a home that's spacious, versatile and light.

Well-Proportioned, Inside And Out

It's also a place that makes the most of the setting, with the main rooms offering views over and access onto the lovely garden. The garden room has sliding doors leading out and the sitting room windows perfectly frame the outlook. There are double doors between the two rooms, so you can open them up into one larger space when you have a houseful. The study looks over the garden too, although you might see this as a distraction from work! The kitchen connects well to the rest of the house, and there's an additional reception to the front of the property, currently used as a formal dining room, as well as a conservatory to one side.





KEY FEATURES

Views To Adore

Space is most definitely not an issue here! Upstairs, the master suite is exceptionally well proportioned, with ample built-in storage and a generous en-suite. The other three bedrooms are reached from a second staircase and share the family bathroom. Two have doors leading onto the balcony – a beautiful spot from which to look down to the river or to sit with a book.

A Piece Of Paradise

There's plenty of parking to the front of the house and once you're inside, you're in your own world, set well back from the quiet road and enjoying total privacy. The owners have worked hard to create attractive gardens that require little maintenance for their size. The garden divides into three sections, each of which is mostly lawned, with the rest being made up of shrub beds.

It's wonderful in the sunshine with spectacular sunsets to be seen and it's stunning in the snow too. You'll see lots of wildlife, including deer and many different birds, as well as enjoying the river access for fishing, swimming, boating or canoeing. This is a magnificent setting and it feels like a world away from the hustle and bustle of everyday life, yet it's just a few miles from the city centre.





























INFORMATION



On The Doorstep

Hellesdon is a popular residential district within easy reach of the city centre and close to the Norwich outer ring road. It is a thriving suburb of Norwich in the district of Broadland and lies approximately 4 miles north west of Norwich and has a number of small shops, a supermarket, six schools (one high school, two junior schools and three infant schools), and Norwich International Airport and a library. There are three pubs, a doctors surgery and a fish restaurant and takeaway.

How Far Is It To?

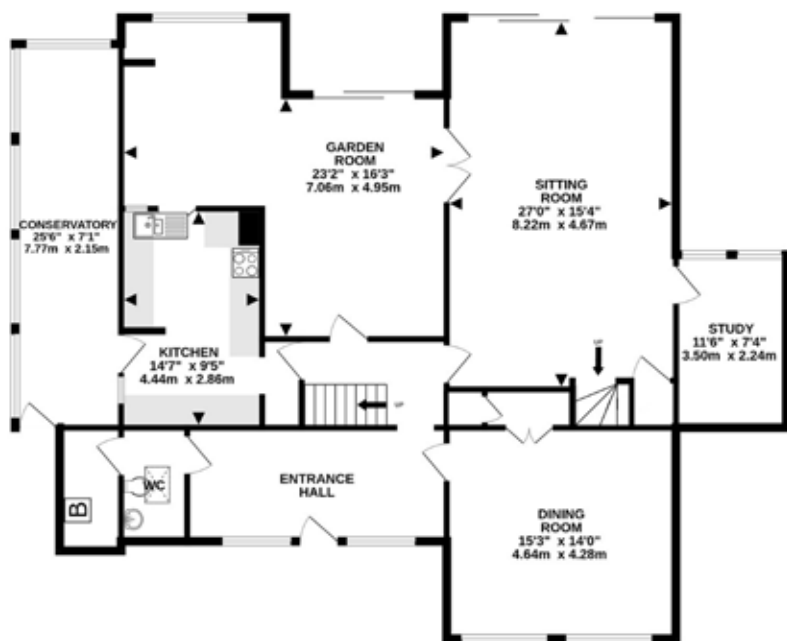
Within such close proximity to Norwich City Centre there is a large array of cultural and leisure facilities nearby, including Chapelfield shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 50 minutes, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

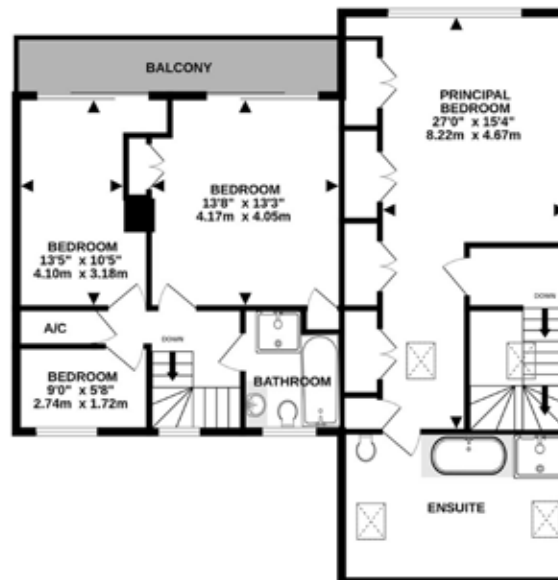
Proceed out of Norwich on the Drayton Road and continue over the traffic lights at the outer ring road. Go past Asda and at the traffic lights turn left into Hospital Lane and then turn right onto Low Road, whereby number 75 will be found on the left hand side.

Services, District Council and Tenure

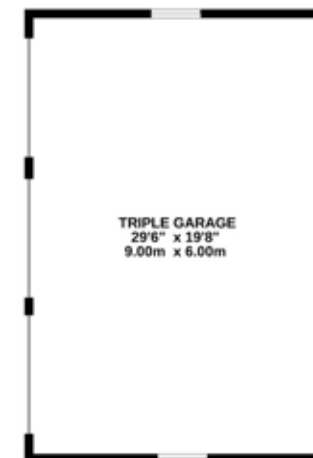
Gas Central Heating, Mains Water and Mains Drainage
Broadland District Council - Council Tax Band G
Freehold



GROUND FLOOR
1618 sq.ft. (150.3 sq.m.) approx.



1ST FLOOR
1080 sq.ft. (100.4 sq.m.) approx.



GARAGE
582 sq.ft. (54.1 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2699 sq. ft. (250.7 sq. m.) approx.
TOTAL FLOOR AREA : 3281 sq.ft. (304.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

