

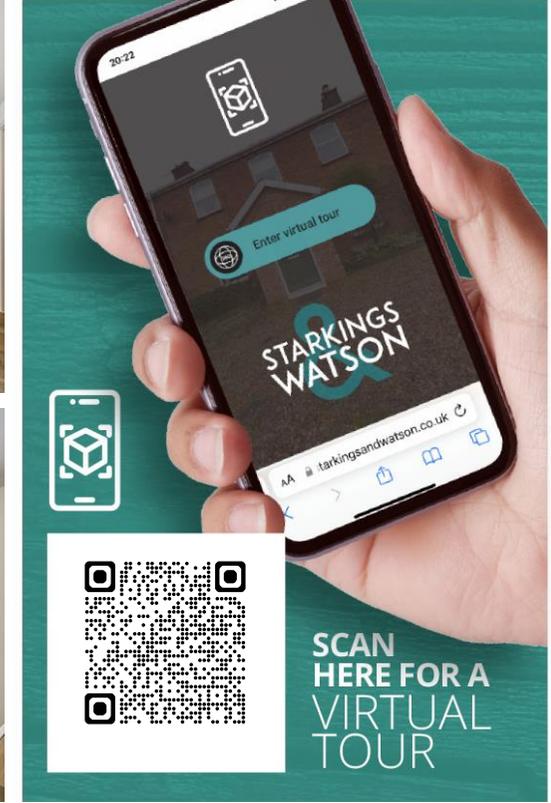
BIRCHWOOD ROAD

**Hellesdon, Norwich NR6 5FD**

Freehold | Energy Efficiency Rating : B

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

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**STARKINGS  
WATSON**

- Brand Newly Built Detached Family Home
- 1150 Sq. ft of Accommodation (stms)
- Set Over Three Floors on Corner Plot
- Numerous Upgrades & Additions
- Four Bedrooms & Three Bathrooms
- Kitchen/Dining Room & Utility Room
- South Facing Rear Garden
- Driveway Parking & Detached Garage

### IN SUMMARY

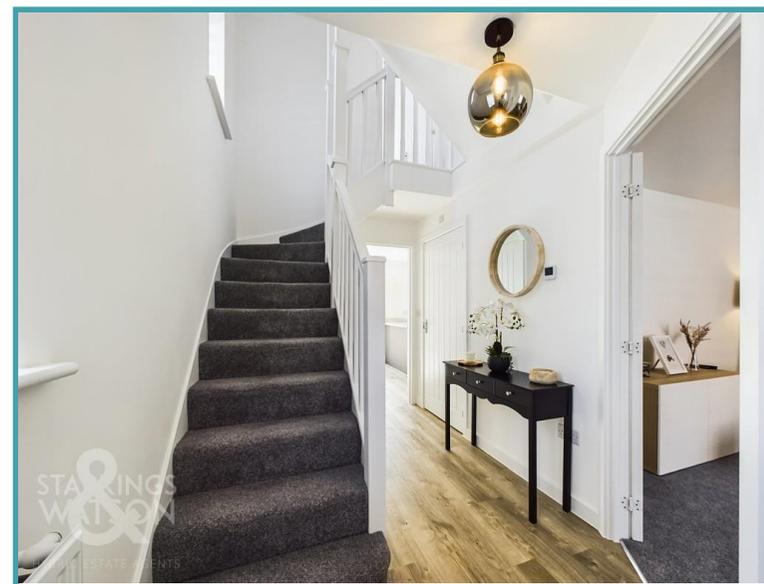
NEWLY BUILT on this popular development within an IDEAL LOCATION in the NR6 POSTCODE of HELLESDON, is this DETACHED FAMILY HOME set over three floors, and occupying a prominent CORNER PLOT, possibly the best on the development! The property has been beautifully finished with NUMEROUS UPGRADES from new and offers accommodation of approximately 1150 Sq. ft (stms). The other major plus is the DETACHED GARAGE and PRIVATE DRIVEWAY providing parking for TWO VEHICLES side by side. Internally you will find a welcoming hallway and W.C, stylish sitting room, INTEGRATED KITCHEN/DINING ROOM and utility room on the ground floor. On the first floor a family bathroom, two ample bedrooms as well as comfortable double bedroom with EN-SUITE shower room. On the top floor you will find the fantastic main bedroom with another en-suite shower room. Externally there is a SOUTH FACING LANDSCAPED garden as well as the garage and driveway to the front.

### SETTING THE SCENE

Set on a prominent corner plot with ample lawned frontage and pathway leading to the main entrance door to the front, there is also a fantastic hard standing driveway providing off road driveway parking for two vehicles side by side, with the detached garage accessed from the driveway also. The garage offers an up and over door to front, personnel door to the rear garden, power and light.

### THE GRAND TOUR

Entering the house via the partially covered main entrance door to the front, you will find a welcoming entrance hallway with stairs to the first floor landing, upgraded LVT flooring, ground floor W.C as well as under-stairs storage. The sitting room can be found to the right overlooking the frontage and benefits from a high level TV point with power. The stylish kitchen/dining room is located to the rear of the house with LVT flooring and double doors opening onto the rear garden. The kitchen has been well fitted and offers a range of units, rolled edge work surfaces and integrated appliances including a fridge/freezer, dishwasher and electric oven with hob, as well as breakfast bar and space for the dining table. The kitchen opens into the utility room with the same units and space for further white goods with side door access to the garden. Heading up to the first floor landing there is then access to the second floor landing as well as built-in storage. Accessed from the landing there are two comfortable bedrooms to the rear overlooking the garden, a well fitted family bathroom with shower over the bath and a lovely



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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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double bedroom to the front which benefits from an en-suite shower room. The top floor landing leads straight into the main bedroom, a lovely room with built-in storage, dual aspect and an en-suite shower room. The property also benefits from zonal gas fired central heating.

#### THE GREAT OUTDOORS

The south facing garden to the rear is landscaped and mainly laid to the lawn with a paved patio and pathway. Leading from the utility side door there is a private side area ideal for storage and on the other side a gate to the front and personnel door to the garage. The garden is full enclosed with timber fencing.

#### 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 5FD

What3Words : ///types.slides.depend

#### VIRTUAL TOUR

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

#### AGENTS NOTES

Buyers are advised there is a communal site charge of approx £300 PA which will commence when the construction of the phase has been completed.

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.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
1154.87 ft<sup>2</sup>  
107.29 m<sup>2</sup>

HYBRID ESTATE AGENTS  
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**WATSON**

Floor 2



Floor 1



Ground Floor

