

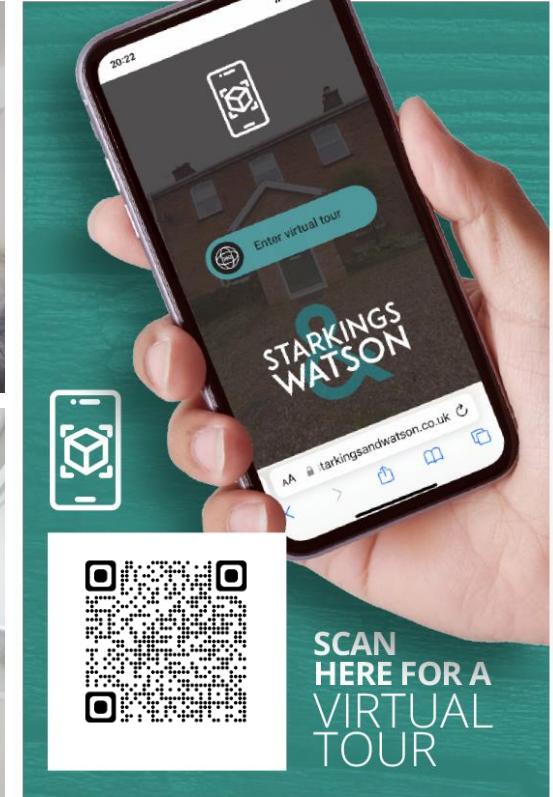
BIRCHWOOD ROAD

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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AWARDS 2023
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STARKINGS & WATSON

- Newly Built Home
- Three Storey Town House
- 10 Years NHBC Remaining
- Popular NR6 Location
- Heavily Upgraded & Well Presented
- Three Double Bedrooms & En-Suite
- Two Allocated Parking Spaces
- Private Rear Garden

IN SUMMARY

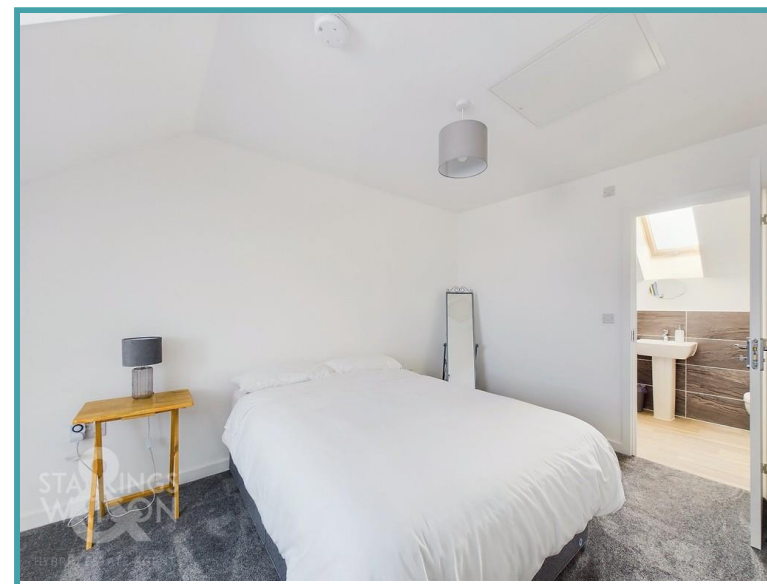
Built in 2023, this almost BRAND NEW HOME offers the remainder of a 10 year NHBC and a 2 year WARRANTY from PERSIMMON HOMES. The property has been heavily UPGRADED with a sleek and modern HIGH SPEC finish with approximately 932 SQ FT (stms) set over THREE FLOORS. Internally you will find a PORCH ENTRANCE leading to the main sitting room with UPGRADED FLOORING throughout the ground floor. To the rear you will find the MODERN KITCHEN/DINER with INTEGRATED APPLIANCES and GRANITE WORKTOPS as well as double doors onto the rear garden. In addition you will find a large storage cupboard and W/C on the ground floor. On the first and second floors you will find THREE DOUBLE BEDROOMS, one of which has built in double wardrobes and the master bedroom benefits from an EN-SUITE shower room, in addition there is a well fitted family bathroom. Externally, there are TWO ALLOCATED PARKING spaces right IN FRONT of the house as well as WELL KEPT LANDSCAPED rear gardens.

SETTING THE SCENE

To the front you will find two allocated parking spaces right in front of the house with a paved pathway leading to the main entrance door. In addition there is a small front garden laid to lawn with a paved pathway to the side with gated access to the rear garden.

THE GRAND TOUR

Entering the house via the main entrance door to the front you will find a porch entrance which leads into the sitting room. The sitting room benefits from upgraded flooring and a large under-stairs cupboard with access to the inner hall. The inner hall has stairs to the first floor landing and the w/c with the same flooring running throughout the ground floor. To the rear of the property is the upgraded and sleek modern kitchen offering a range of kitchen units with granite work-surfaces over. In addition you will find a one and half bowl sink, integrated electric oven, gas hob and extractor over with integrated fridge/freezer and washing machine. There is then space for the dining table with French doors leading out onto the rear garden. Heading up to the first floor landing there is then stairs leading to the second floor also. To the front of the property you will find a comfortable double room with built in wardrobes and to the rear a further double bedroom. The family bathroom is found one the first floor offering a bath with electric shower over as well as hand wash basin and w/c. Heading up to the second floor there is a useful storage cupboard off the landing with access to the main double bedroom. The main bedroom is a



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lovely bright room with dormer window to the front as well as en-suite shower room with thermostatic shower, w/c and hand wash basin.

THE GREAT OUTDOORS

The enclosed rear garden is a sunny and well-kept space which is mainly laid to lawn. The garden offers a paved patio ideal for outside entertaining as well as double external sockets and an outside tap. The garden is fully enclosed with timber fencing and a retaining wall as well as gated side access leading to the frontage.

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 : ///apply.smoke.shave

VIRTUAL TOUR

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

AGENTS NOTE

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.

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:



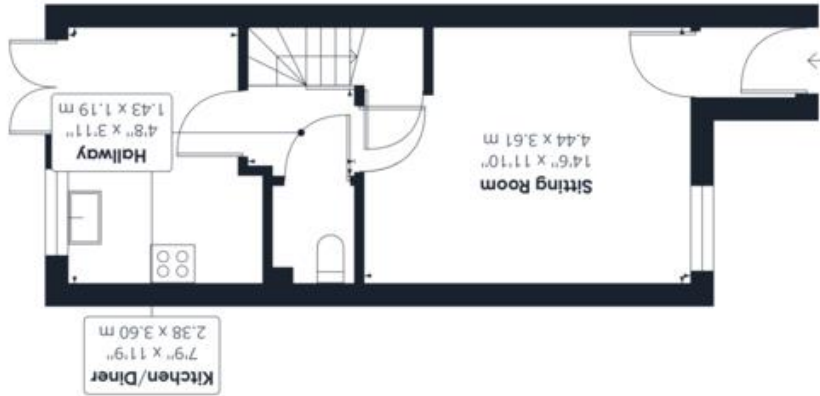
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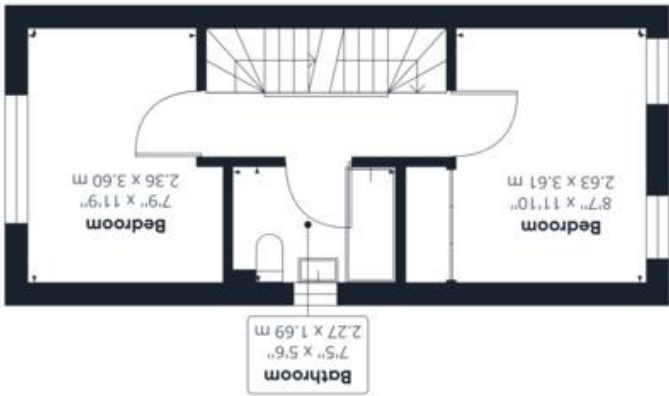
Floor 2



Ground Floor



Floor 1



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.

☐ Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 898.38 ft²
 83.46 m²
 Reduced headroom
 27.41 ft²
 2.55 m²