

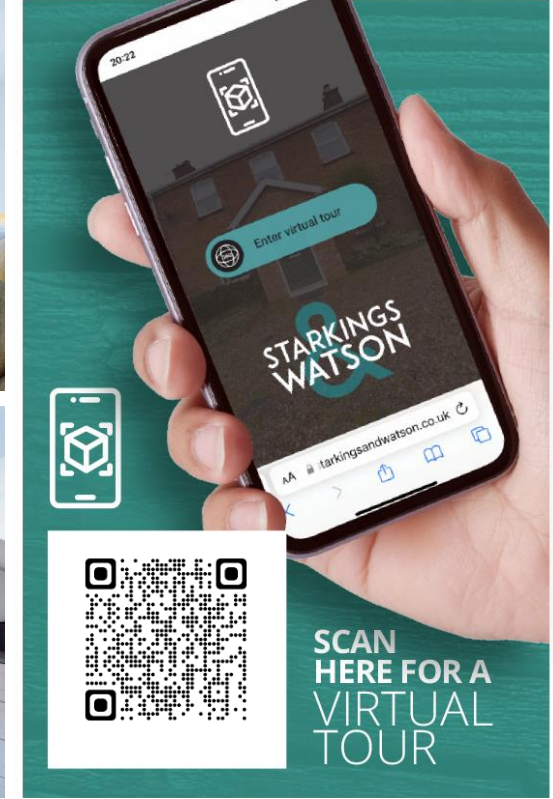
OAKWOOD DRIVE

# Hellesdon, Norwich NR6 5FE

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Modern Town House
- Sitting Room
- Kitchen/Dining Room
- Three Double Bedrooms
- Family Bathroom, W.C & En-Suite
- Enclosed Rear Garden
- Off Road Parking
- Immaculately Presented

### IN SUMMARY

NO CHAIN. This deceptively spacious TOWN HOUSE is set within a quiet cul-de-sac offering OFF ROAD PARKING in the form of a brick weave driveway, and ENCLOSED REAR GARDEN. Set over three floors the accommodation is immaculately presented by the current owners with downstairs having use of a KITCHEN/DINING ROOM, CLOAKROOM and open SITTING ROOM. The first floor is finished with TWO DOUBLE BEDROOMS and a FAMILY BATHROOM, with the main bedroom sprawling the entirety of the SECOND FLOOR with an EN-SUITE SHOWER ROOM. A predominantly lawned rear garden includes a SUMMER HOUSE, extending at the rear of the property which itself, sits just a short drive from the centre of the city of Norwich.

### SETTING THE SCENE

As you head down the slight gradient of the road the road itself will open up outside the front door offering some extra privacy. The property is set back beyond the pedestrian pathway, with a porch extending forward and small lawn garden to the front with a

driveway and timber fence stretching to the side of the property giving access to the rear garden.

### THE GRAND TOUR

As you enter through the front door you will find yourself in the ever handy porch entrance ideal for hanging your coat after a brisk walk and storing your shoes before entering through the internal door into the sitting room. The sitting room is well lit thanks to the uPVC double glazed window to the front and can be an open space right into the kitchen/dining room giving it a dual aspect feel, with natural lighting flooding in, with space large enough for almost any configuration of soft furnishings you may wish to have. Stepping over the carpeted flooring there is a lobby giving access to the stairs and the downstairs cloakroom, comprising the toilet and ceramic wash basin, an important addition to any family home. To the rear of the property is the kitchen/dining room which has a selection of contemporary wall and base mounted storage, integrated oven and gas flame cooker with extraction above and tiled splash back beyond, integrated fridge and freezer all overlooking the rear garden. On the first floor you will find two double bedrooms with one set at the front and the other at the rear of the property, both having carpeted flooring, uPVC double glazed windows and gas fired radiators offering enough space for a double bed and additional storage set within the recesses in the walls. Sitting between the two bedrooms off the landing is the family bathroom, with half-tiled surround, three piece suite and heated towel rail all set over tiled flooring. Heading to the second floor



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you will find the brilliantly sized main bedroom with ample storage space and benefiting from its own ensuite shower room which comprises of a corner shower cubicle, toilet and sink with heated towel rail and additional storage space above the stairs.

### THE GREAT OUTDOORS

The front of the property has a small patch of garden space and flagstone slabs laid leading towards the front door. To the side of the property is a red-brick weaved driveway giving enough space for two vehicles leading to a timber fence and gate which grants access to the rear garden. The rear garden itself benefits from a predominantly laid to lawn garden, patio stone border to the right, wooden built summer house and additional patio area behind this offering the perfect space for a BBQ in the summer all surrounded by timber fence panels.

### 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 5FE

What3Words : ///vocal.most.guitar

### VIRTUAL TOUR

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

**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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**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 bedroom  
(below 1.5m/4.92ft)

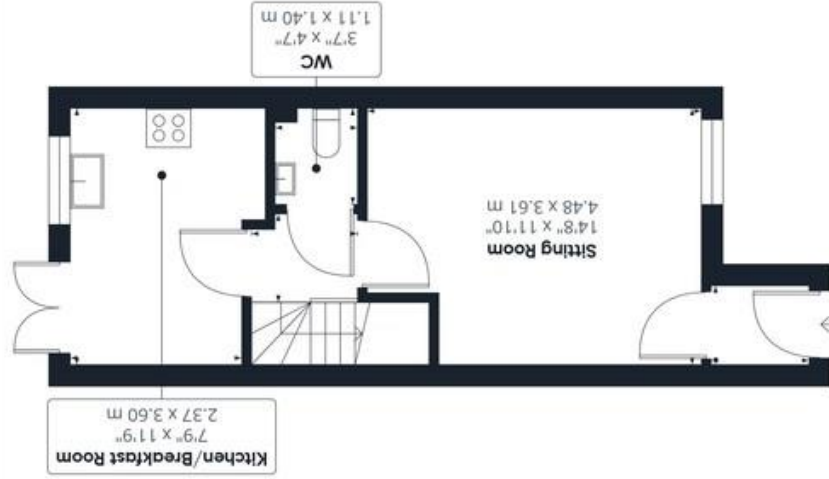
Excluding balconies and terraces

Approximate total area<sup>1</sup>  
893.55 ft<sup>2</sup>  
83.01 m<sup>2</sup>  
Reduced bedroom  
15.97 ft<sup>2</sup>  
1.48 m<sup>2</sup>

Floor 2



Ground Floor



Floor 1

