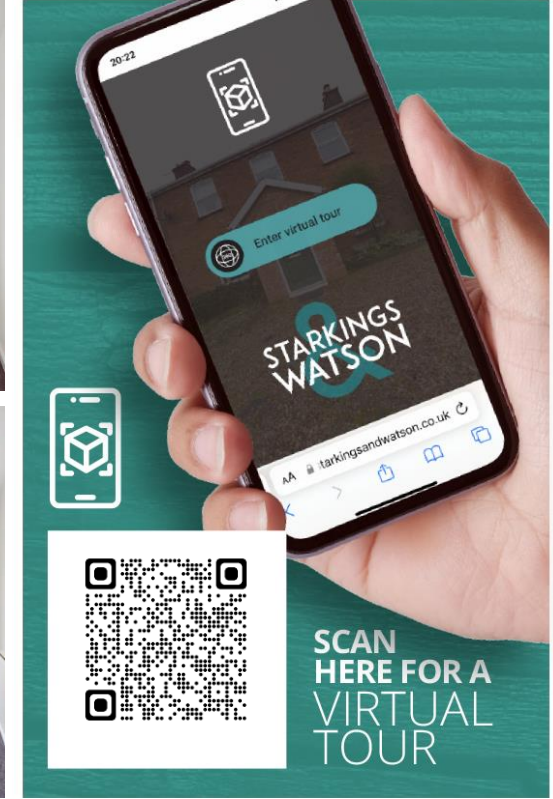


DRAYTON WOOD ROAD Hellesdon, Norwich NR6 5BZ

Freehold | Energy Efficiency Rating : D

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

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STARKINGS & WATSON

- Semi-Detached Bungalow
- Spanning a Total Of 983 sq. ft (stms)
- No Chain
- Sitting Room Leading To Conservatory
- Three Bedrooms
- Newly Fitted Family Bathroom
- 26' Kitchen/Breakfast/Dining Room
- Generous Rear Garden & Parking

IN SUMMARY

NO CHAIN. This pleasantly SPACIOUS SEMI-DETACHED bungalow has recently undergone a REFIT and REDECORATION by the current owners creating a well presented blank canvas to make your own. Offering THREE BEDROOMS and a NEWLY FITTED family bathroom the living accommodation has been EXTENDED AT THE REAR to offer more than may meet the eyes at first. A WELL_LIT SITTING ROOM opens into a CONSERVATORY overlooking the GORGEOUS REAR GARDEN. The 'hub of the home' can be found in the form of the newly fitted and decorated OPEN PLAN KITCHEN and DINING ROOM complete with EXTENDED WORKTOPS offering a BREAKFAST BAR to enjoy those early mornings together. Externally, there is an abundance of OFF ROAD PARKING to the front and side of the property and the most PEACEFUL and PRIVATE rear garden. There is POTENTIAL TO EXTEND (stp) either outwards or upward in the form of a dormer with this property similarly to others on the street giving this home a WEALTH OF POTENTIAL too.

SETTING THE SCENE

The property is accessed via low level red brick walls from the street and gives way to a concrete and shingle

driveway across the front and running down the side of this property with a mature hedge in the front also. The driveway leads down to the large than average garage at the rear of the property.

THE GRAND TOUR

Stepping inside you are greeted by a much larger and more airy entrance hall taking the form of a lobby more than a hallway with wooden effect flooring underfoot. With your choice of double bedrooms either side of the entrance both overlooking the front, with carpeted flooring however the room to the left does offer handy wall-to-wall built in wardrobes giving two very good sized rooms to choose from. Sitting directly opposite the entrance of the property is the third bedroom, also with carpeted flooring and neutral decor, this room overlooks the rear garden via the storage/utility space. The sitting room is just off the left of the entrance lobby, a fair sized room which has too been fitted with carpeted flooring, decorative fireplace and sliding doors giving access to the all glass conservatory with vinyl flooring offering unparalleled views of the calming rear garden space. On the opposite side of the property, between the bedrooms, is the family bathroom which has undergone a recent re-fit. With the same wooden effect flooring a continuation from the hallway, high gloss decorative surround, bathtub with hand held wall mounted shower head, toilet and sink making a refreshing space. To the very rear is the well extended communal space ideal for hosting guests is set around a well-designed kitchen space of ample base mounted storage set around expansive rolled edge work surfaces that become a breakfast bar, perfect to entice conversation from your guests as you cook. An integrated electric oven and hob with extraction above, plumbing for a washing machine



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as well as built in storage cupboard can be found here too. A large uPVC double glazed window allows this space to bask in natural light. Finally the kitchen narrows into a versatile storage space which also allows access to the rear garden.

THE GREAT OUTDOORS

The rear garden offers a patio area immediately at the rear of the property with pathway leading down the garden which is predominantly laid to lawn with timber fence surround. There are wooden outbuildings offering external storage too.

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 5BZ

What3Words : ///racing,spare,cove

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.

(1) Excluding balconies and terraces

Approximate total area^m
 983.54 ft²
 91.37 m²

