



Meadow Way, Norwich - NR6 6XT

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HYBRID ESTATE AGENTS



## Meadow Way

Norwich

Offering a tucked away positioning within a quiet CUL-DE-SAC in the heart of HELLESDON, this SEMI-DETACHED property is presented in MOVE IN CONDITION, having been lovingly maintained by the current vendor. Located within walking distance to LOCAL AMENITIES, the property offers a light and bright interior, opening to the 19' SITTING ROOM, a perfect space for relaxing or those who like to entertain. Stairs rise to the first floor and access leads to the fully fitted KITCHEN, boasting EXTENSIVE STORAGE and undercounter space for white goods. Open to the fully uPVC double glazed conservatory, the space is flooded with natural light. The conservatory is currently utilised as a spacious DINING ROOM/ HOME OFFICE with FRENCH DOORS opening directly onto the garden. Heading upstairs, doors open to TWO BEDROOMS. The MAIN BEDROOM enjoys plenty of space for a double bed and storage furniture, whilst the second bedroom overlooks the garden, ideal as a single bedroom or STUDY. Both rooms are serviced by a refitted three piece FAMILY BATHROOM including a shower over the bath. Outside, generous DRIVEWAY PARKING is available for multiple vehicles to the front. Whilst to the rear, the PRIVATE GARDEN is FULLY ENCLOSED, having been LANDSCAPED to include two raised patios for enjoying the summer months.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached House
- Quiet Tucked Away Positioning
- 19' Sitting Room
- uPVC Conservatory Enjoying Panoramic Garden Views
- Two Double Bedrooms
- Modern Three Piece Family Bathroom
- Private & Enclosed Rear Garden
- Driveway Parking To Front

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.



## SETTING THE SCENE

The property can be found set back from the road, with a low maintenance shingle frontage offering driveway parking for multiple vehicles. A short flagstone pathway leads to the main entrance at the front of the property.

## THE GRAND TOUR

Stepping inside, you are welcomed straight into the heart of the home. The 19' sitting room offers wood effect flooring underfoot for ease of maintenance and features stairs rising to the first floor. The room enjoys a bright front facing aspect with uPVC double glazed windows, allowing for a range of soft furnishing layouts and storage furniture. At the end of the room, you step through into the fully fitted kitchen, with tiled flooring underfoot. The kitchen itself offers generous storage from a range of wall and base storage units with space available for an oven with a fitted extractor overhead, alongside freestanding space for an 'American' style fridge/ freezer and undercounter space and plumbing for a washing machine and dishwasher. Worktop space wraps around providing ample room for food preparation. This room is open to the uPVC double glazed conservatory, currently utilised as a dining space and home office, providing a social hub for the home with French doors opening directly onto the garden.

Ascending the stairs to the carpeted first floor landing, loft access can be found above in addition to a useful airing cupboard. Doors lead to two well proportioned bedrooms. The main bedroom enjoys carpeted flooring with space for a large double bed and a desk, benefiting from fitted wardrobes cleverly utilising the alcove space and LED spotlights overhead. The second bedroom offers plenty of space for use as a single room and benefits from full width sliding integrated wardrobes with mirrored doors, further LED spotlights, and windows overlooking the garden.

Centrally located from the landing, the three piece family bathroom completes the accommodation and includes a shower over the bath with a glass splashback, tiled flooring, and floor to ceiling tiles for ease of cleaning. Vanity storage can be found below the sink alongside a wall mounted heated towel rail.

## FIND US

Postcode : NR6 6XT

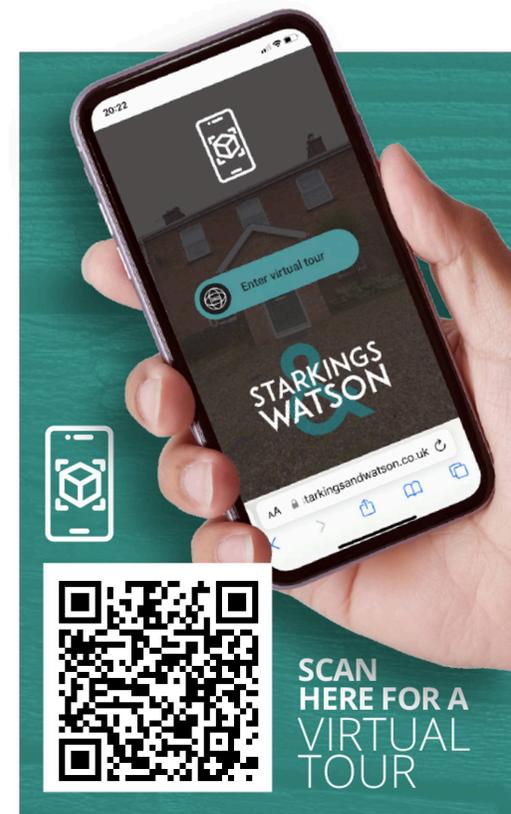
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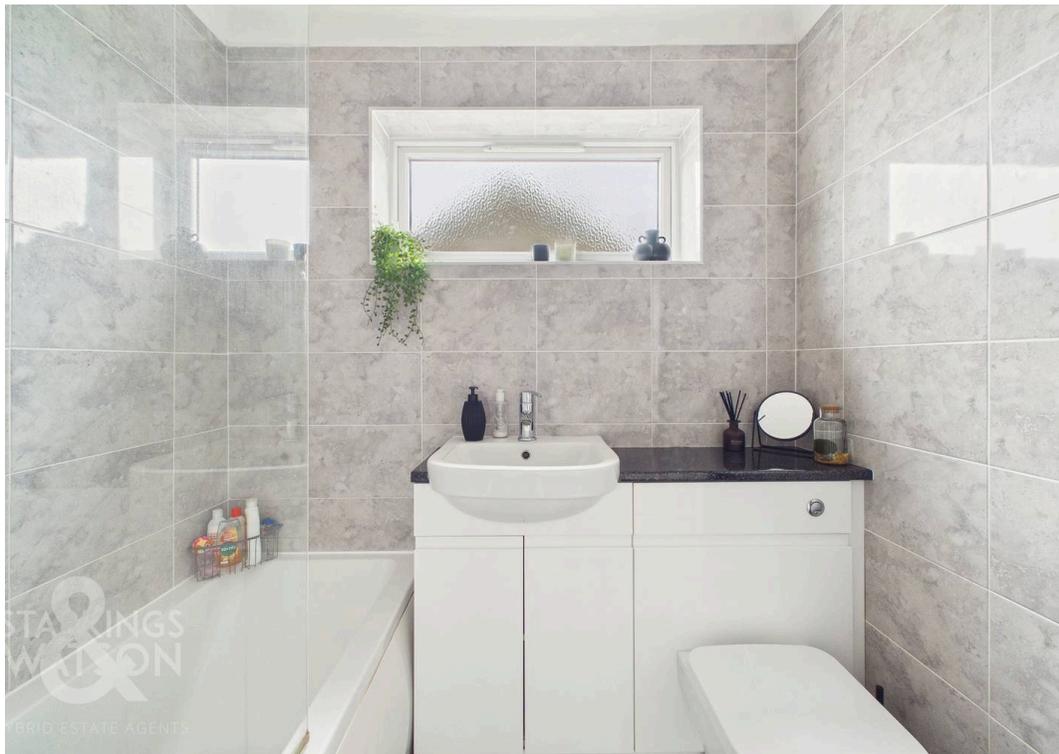
## VIRTUAL TOUR

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

## AGENTS NOTES

Some white goods can be left with the property subject to separate negotiation.

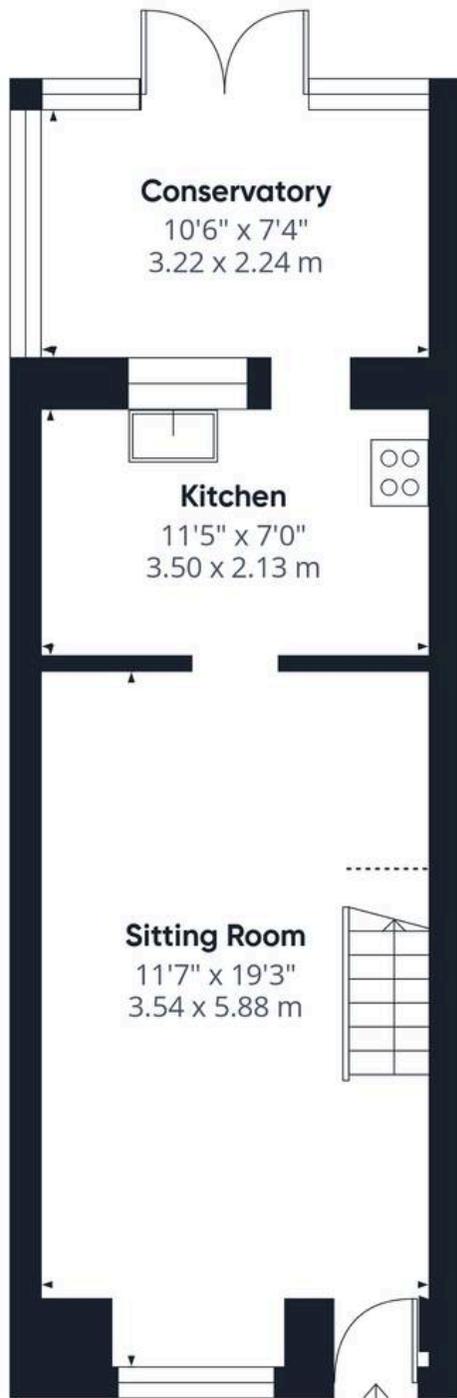




## THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing. It initially offers a flagstone pathway wrapping around the border of the home, leading to a latch and brace wooden gate to the side, providing access to the driveway. To the side of the property, a substantial timber storage shed can be found, currently utilised as an outside bar and positioned directly next to a raised wooden decking area. This space is ideal for outdoor furniture and sits beneath an open pergola. The remainder of the garden is predominantly laid to a well maintained lawn, with a further open pergola to the corner offering space for additional outdoor seating and low maintenance shingle. Completing the garden is a second raised wooden decking area featuring a shingled border and LED lighting.





Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

639 ft<sup>2</sup>

59.5 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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