

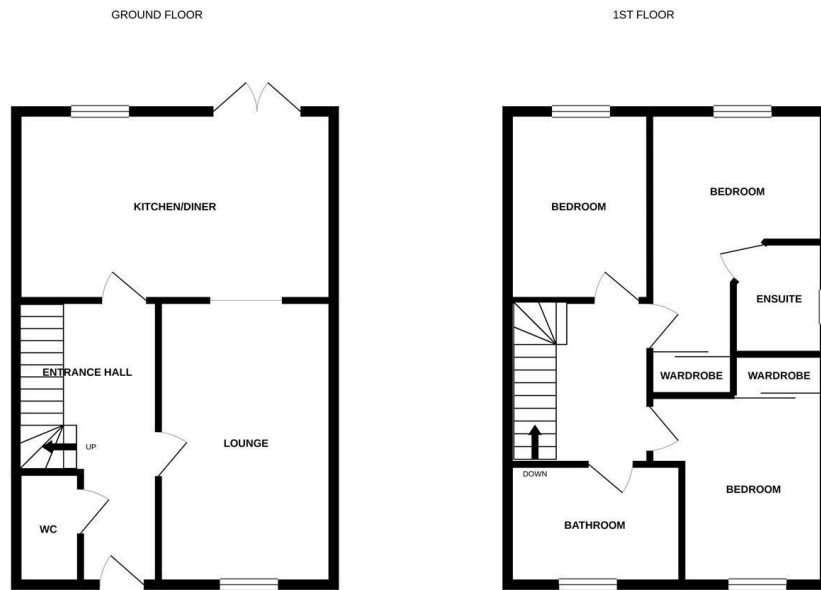


**63A Woodland Road | Hellesdon | Norwich | NR6 5RW**

**Guide Price £290,000**

**\*\* GUIDE PRICE £290,000 - £300,000 \*\* STUNNING SEMI DETACHED HOUSE WITH HIGH QUALITY FINISH \*\*** Gilson Bailey are delighted to offer this nearly new, immaculate, modern, semi detached house located in the popular suburb of Hellesdon with accommodation comprising, entrance hall, lounge, stunning open plan kitchen/diner and WC to the ground floor. On the first floor there are three bedrooms and a bathroom off landing with bedroom one having an en suite shower room. Outside to the front there is a shingled driveway providing off road parking for two cars and to the rear there is an enclosed lawned garden. The house benefits from double glazing, gas central heating and is in beautiful condition throughout. Internal viewing is highly recommended to appreciate the quality the property has to offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

## Accommodation Comprises

Front door to:

### Entrance Hall

With doors to lounge, kitchen/diner, WC and stairs to first floor.

### Lounge 16'0" x 9'10"

Double glazed window to front, radiator, TV point.

### Kitchen/Diner 17'8" x 10'8"

Quality fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, fitted oven, integrated fridge/freezer, dishwasher and washing machine, double glazed window to rear, PVC patio doors to rear, radiator, TV point.

### WC

Low level WC, hand wash basin, radiator, double glazed window to front.

## First Floor Landing

Doors to three bedrooms and a bathroom.

### Bedroom One 14'10" x 9'4"

Double glazed window to rear, radiator, built in wardrobes.

### En Suite 5'6" x 5'2"

Shower cubicle with rainfall shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window to side.

### Bedroom Two 10'9" x 10'1"

Double glazed window to front, radiator, built in wardrobes.

### Bedroom Three 10'11" x 7'11"

Double glazed window to rear, radiator.

### Bathroom 8'4" x 6'9"

Panelled bath, shower cubicle with rainfall shower, low level WV, hand wash basin, heated towel rail, frosted double glazed window to front.

## Outside Front

Shingled driveway providing off road parking for two cars.


## Outside Rear

Patio seating area leading to lawned garden, timber shed, enclosed by timber fencing.





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Local Authority

Broadland District Council

#### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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