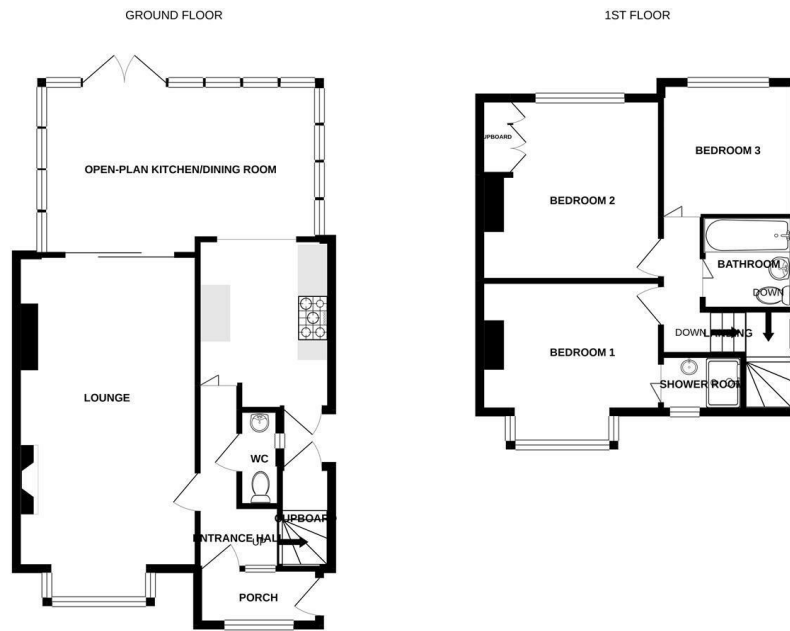


161 Hellesdon Road | Hellesdon | Norwich | NR6 5EJ

Offers In Excess Of £400,000

****EXTENDED SEMI IN SOUGHT AFTER SUBURB**** Gilson Bailey are delighted to offer this wonderful, extended, three bedroom semi detached house enjoying a wide variety of great features including bespoke Italian kitchen, wood burner, UPVC double glazing, gas central heating and is presented in excellent order throughout. Accommodation comprising entrance porch, entrance hall, 22' bay fronted lounge, a light and airy open plan kitchen/diner and ground floor WC. There are three bedrooms and bathroom off the first floor landing with bedroom one enjoying en-suite facility. Outside to the front there is a shingled driveway with parking to the rear, a beautifully presented mature garden with covered patio, lawn and three large out buildings one being a bar, one a gym/utility and one as a large timber shed. Early internal viewing is highly recommended to appreciate the size and location on 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 or omission to this statement. The plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metaplan 0.0021

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 Porch

uPVC double glazed window to front, door to:

Entrance Hall

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

Lounge 22'11" into bay by 12'0"

Double glazed bay window to front, engineered oak flooring, open fireplace, woodburner, doors to dining area.

Open Plan Kitchen/Diner 22'7" maximum by 18'10"

Bespoke Italian kitchen with the vendor choosing the colour from the bespoke colour palate. The kitchen units incorporate soft close doors and were supplied by a UK company who work with products made from the finest materials, crafted to the highest standards and finished by skilled painters. Lunar Quartz worktops, space for freestanding fridge/freezer, space for range oven with fitted range extractor over, door to side, wall mounted gas boiler, two radiators, windows to rear and side aspect, uPVC double glazed patio door to rear.

WC

Low level WC, hand wash basin with vanity unit, tiling, frosted uPVC double glazed window to side.

First Floor Landing

With doors to all three bedrooms and bathroom. Pull-down loft ladder.

Bedroom One 10'9" into bay by 12'0"

Double glazed bay window to front, radiator, door to:

En-Suite

Two piece suite comprising: hand wash basin, tiled shower cubicle, frosted uPVC double glazed window to front, radiator.

Bedroom Two 10'8" x 11'10"

uPVC double glazed window to rear, radiator, built-in wardrobe, cast-iron fireplace.

Bedroom Three 8'10" x 8'10"

uPVC double glazed window to rear, radiator.

Bathroom

Three piece suite comprising: low level WC, pedestal hand wash basin, panelled bath with 'telephone' style mixer shower fittings and rainfall fitment. Chrome heated towel rail, frosted uPVC double glazed window to side.

Outside - Front

Shingled driveway and extensive parking, double timber gates give access to carport.

Outside - Rear

Beautifully maintained garden with covered patio ideal for alfresco dining, lawned garden, selection of mature shrubs and plants, enclosed by timber panel fencing, carport and seating area to side.

Bar 19'4" x 10'5"

Power and light connected, uPVC double glazed window, bar area.

Gym/Utility 10'5" x 12'7" and a further 10'5" x 5'9"


uPVC double glazed windows to front and side, uPVC double glazed door, extra storage area.

Timber Shed/Garage 18'4" x 13'8"

Power and light connected. Beyond the garage is a rubber chipped flooring area currently used as a play area, enclosed by timber panel fencing.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

www.gilsonbailey.co.uk
01603764444