



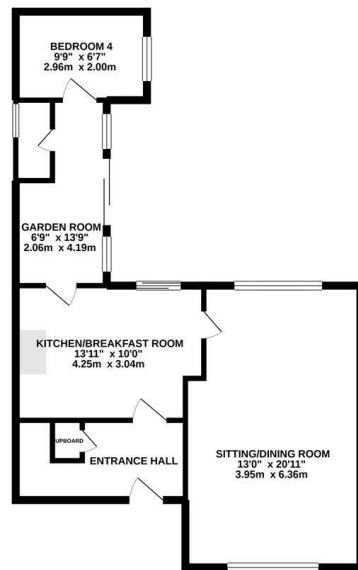
**33 Hellesdon Close | | Norwich | NR6 5EF**

**Guide Price £250,000**

**\*\*GUIDE PRICE £250,000 - £260,000. EXTENDED, TOWNHOUSE IN POPULAR SUBURB\*\*** Gilson Bailey are delighted to offer this extended, beautifully presented, four bedroom townhouse situated in the popular suburb of Hellesdon with accommodation comprising entrance hall, kitchen/breakfast room, 20' lounge/diner, garden room, utility and ground floor bedroom. The first floor landing offers three bedrooms and a bespoke shower room. The property enjoys UPVC double glazing, gas heating with some underfloor heating and is presented in excellent decorative order throughout. Outside, there is a shingle driveway with parking to the front and a wonderful rear garden with a mixture of timber decking, lawn and mature shrubs and plants. Internal viewing is highly recommended to appreciate the quality on offer.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropen 6/2021

## 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

Stairs to first floor, door to kitchen/breakfast room.

### Kitchen/Breakfast Room 10'0" x 12'6"

Range of wall and base units, stainless steel single sink and drainer, space for range oven, extractor over, space for a freestanding American style fridge/freezer, space for washing machine, integrated dishwasher, water softener, UPVC double glazed window to rear, doors to lounge/diner and garden room.

### Garden Room 13'8" x 6'9"

3 UPVC fixed double glazed window to side, UPVC double glazed sliding patio doors to side, underfloor heating, door to utility and door to downstairs bedroom.

### Bedroom Four 9'5" x 6'5"

UPVC double glazed window to side, underfloor heating.

### Utility

Space for tumble dryer.

### First Floor Landing

With doors to all three bedrooms, shower room and WC.

### Bedroom One 12'11" x 10'0"

UPVC double glazed window to front and radiator.

### Bedroom Two 10'11" x 8'11"

UPVC double glazed window to rear, two cupboards and radiator.

### Bedroom Three 7'4" x 10'0"

UPVC double glazed window to rear and radiator.

### WC

Low-level WC and frosted UPVC double glazed window to front.

### Shower Room

Double shower cubicle with water jets, electric extractor fan above rainfall shower head plus hand held shower spray, hand wash basin with vanity unit, frosted UPVC double glazed window to rear, fully tiled walls and chrome heated towel rail.


### Outside Front

Shingle driveway with parking for two cars and path leading to front door.

### Outside Rear

Timber decking, timber outhouse housing hot tub to be included, steps up to lawned garden, mature shrubs, plants and climbers, timber garden shed, enclosed by timber panelled fencing.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>64</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**

Norwich City 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.