

FREEHOLD



Bungalow - Semi Detached

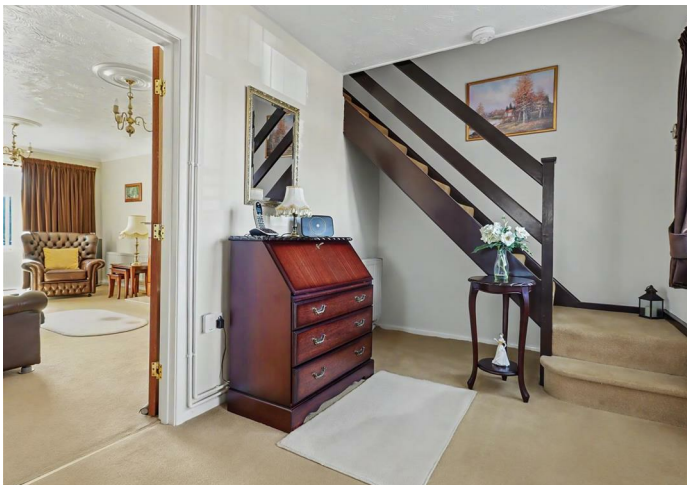
WOODLAND ROAD HELLESDON NR6 5RQ

Offers In Excess Of

£300,000

FEATURES

- Semi Detached
- Three Bedrooms
- Dining Room
- Downstairs Bathroom
- Landscaped Gardens
- Chalet Bungalow
- Sitting Room
- Kitchen
- Immaculate Throughout
- Garage & Workshop



3 Bedroom Bungalow - Semi Detached located in Hellesdon

Welcome to the tranquil Woodland Road of Hellesdon, this stunning semi-detached chalet bungalow offers a perfect blend of comfort and charm. As you enter, you are greeted by a welcoming entrance hall that leads to a generous sitting room, which overlooks a beautifully maintained rear garden. The dining room flows seamlessly into the kitchen, creating an ideal space for family gatherings and entertaining guests.

On the ground floor, you will find a well-appointed bedroom and a conveniently located bathroom. Ascending to the first floor, there are two spacious double bedrooms, complemented by eaves storage that provides ample space for your belongings.

The exterior of the property is equally impressive, featuring a well-kept walled garden at the front, along with a driveway that accommodates several vehicles. This leads to a detached garage, which includes a workshop at the rear, perfect for those who enjoy DIY projects or require additional storage.

The south-facing rear garden is a true highlight, having been thoughtfully landscaped and well-tended, making it an ideal retreat for sun lovers and those who enjoy outdoor entertaining.

Situated at the end of a quiet cul-de-sac, this fantastic home is still conveniently close to local amenities, ensuring that everything you need is within easy reach. Do not miss the opportunity to view this delightful property; call us now to arrange your visit to your new home.

Entrance Hall

Entrance door to the front, stairs to the first floor. Doors to sitting room, dining room, bedroom and bathroom.

Sitting Room

19'0 x 10'11

Sealed unit double glazed sliding patio door to the rear, radiator and feature fireplace.

Bathroom

Sealed unit double glazed window to the side, panel bath with shower over bath, screen, vanity wash hand basin and wc. heated towel rail. Fully tiled walls and floor.

Dining Room

10'11 x 8'0

Sealed unit double glazed window to the side, radiator and opening to the kitchen.

Kitchen

10'0 min x 9'11

Sealed unit double glazed window to the side, range of wood base and wall mounted units, sink unit.. integrated appliances to include induction hob, oven, and extractor hood. Space for fridge freezer and dishwasher. Tiled floor. Door to the Utility Lobby.

Utility Porch

Sealed unit double glazed windows to side and rear along with door out to the garden. Space and plumbing for washing machine.

Bedroom Three

9'11 x 9'0 min

Sealed unit double glazed window to the front, radiator and a range of fitted wardrobes.

First Floor Landing

Doors to eaves storage, doors to both bedrooms.

Principal Bedroom

9'0 x 9'0

Sealed unit double glazed dormer window to the rear, radiator, built in wardrobes and dressing table.

Bedroom Two

9'0 x 11'0

Sealed unit double glazed dormer window to the rear, radiator and built in wardrobes.

Outside

Garden to the front with driveway to the side leading to the garage. The rear garden has been well kept, mainly laid to lawn with flowers and shrubs to borders. Raised flower bed., shed 10'0 x 9'0 onto the back of the garage and greenhouse to remain. Garage 17'0 x 8'0 with up and over door.





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Council Tax Band

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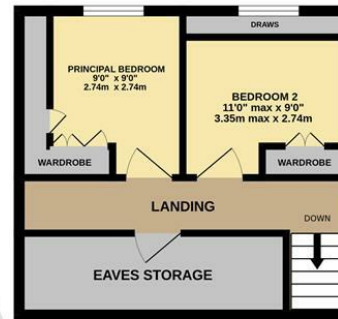
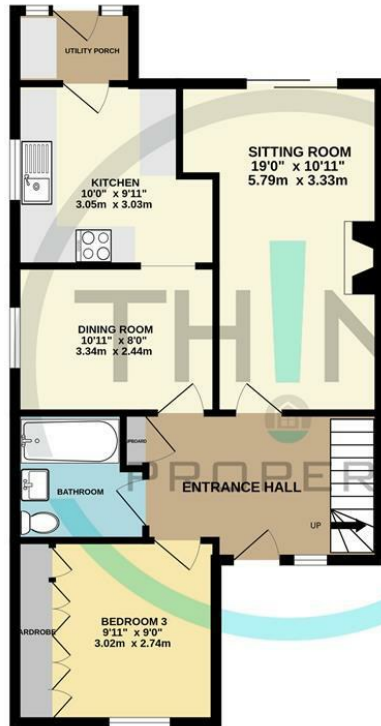
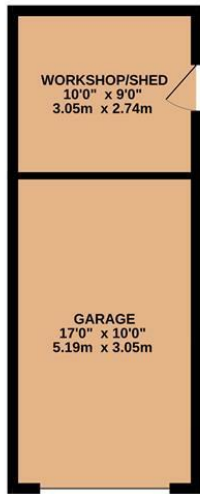
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.



GROUND FLOOR

1ST FLOOR



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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