

propertyladder



Cottinghams Drive, Norwich, NR6
A Chain Free Three Bedroom Semi-Detached House

£280,000 to £290,000 FREEHOLD



Move In Ready For Your Next Chapter

A well-presented, chain free semi-detached home situated in the popular suburb of Hellesdon, offering an excellent opportunity for those looking to move straight in with little to do!

The property provides well-proportioned and versatile accommodation throughout, comprising a welcoming entrance hall with the added benefit of a ground floor WC, and a formal living room positioned to the front of the house. To the rear, the property boasts a particularly spacious open plan kitchen/diner, providing an ideal space for both everyday family life and entertaining, with French doors opening directly onto the rear garden. Upstairs, there are three generously sized bedrooms arranged off a central landing, together with a modern family bathroom.



*“garden is well maintained,
with a neatly laid lawn
and established shrubbery
adding to the property's kerb appeal”*



- No Onward Chain
- Three Bedroom Off Landing
- Large Driveway & Detached Garage
- Open Plan Kitchen/Diner To Rear
- Entrance Hall & Ground Floor WC
- Modern First Floor Bathroom
- Walking Distance To Amenities & Schools
- Generous Enclosed Rear Garden



Location

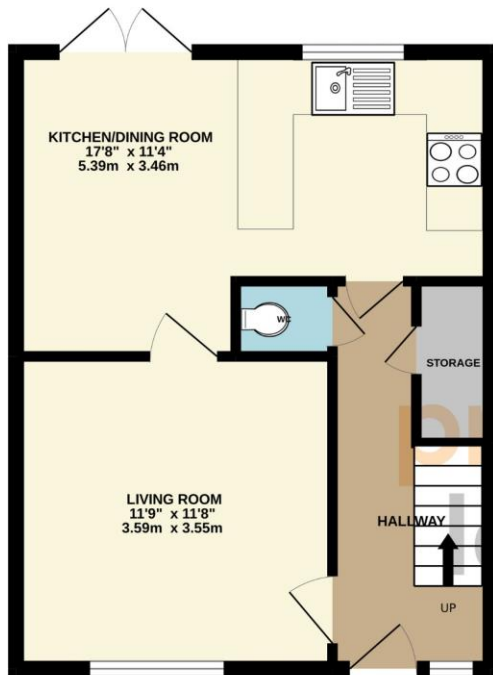
Cottinghams Drive is ideally situated within the popular residential area of Hellesdon, providing excellent access to a wide range of everyday amenities, local facilities and well regarded schools. The area is particularly well suited to families, with Arden Grove Infant and Nursery School located directly on Cottinghams Drive, whilst Firside Junior School and Kinsale Junior School are also within easy reach, along with Hellesdon High School for secondary education. Residents also benefit from nearby supermarkets, convenience stores, a pharmacy, GP services and a selection of local shops, whilst Hellesdon offers a number of parks, recreation areas and community facilities for leisure and family activities.



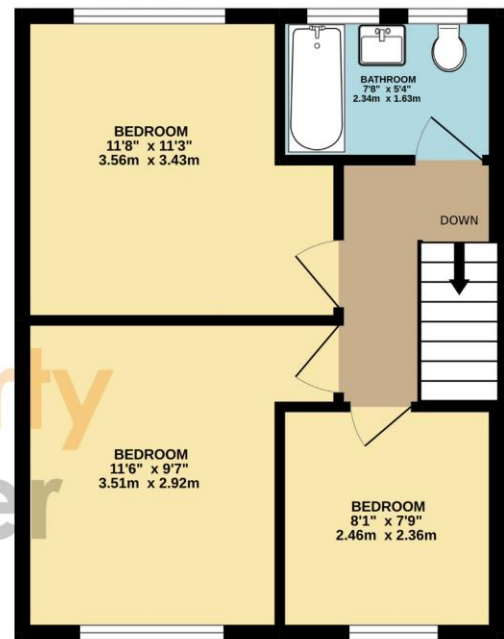
Outside

Outside, the property benefits from a large shingle driveway to the front, providing ample off road parking and further complemented by a detached garage. The front garden is well maintained, with a neatly laid lawn and established shrubbery adding to the property's kerb appeal. To the rear, the garden is fully enclosed and generously proportioned, consisting predominantly of a well maintained lawn. Directly adjoining the French doors is a decking area, leading onto a further patio area, while an outdoor shed provides useful additional storage.

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.5 sq.m.) approx.

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

Full EPC available upon request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: C

Local Authority: Broadland District Council

Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity



01603
898100

98 Crostwick Lane
Spixworth
Norfolk
NR10 3NQ

sales@propertyladderonline.com

property
ladder

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that these particulars are prepared for guidance only and do not constitute an offer or contract. While every reasonable effort has been made to ensure that the information provided is accurate, prospective purchasers should not rely solely on any statement or representation made in these particulars and should satisfy themselves by inspection, survey and/or appropriate legal enquiries.

All measurements, areas and distances are approximate. Photographs, floorplans and other illustrations are provided for guidance and may not be to scale. The particulars do not form part of any contract and should not be relied upon as a statement of fact.

Prospective purchasers should make their own enquiries regarding the property, including matters relating to planning, building regulations, alterations, boundaries, tenure and any other relevant consents or restrictions. Property Ladder has not tested any services, systems, appliances, equipment or facilities and purchasers should satisfy themselves as to their condition, operation and suitability.

Any information relating to the property which may be considered material should be verified by the purchaser and their legal adviser before entering into a contract.

propertyladderonline.com