

propertyladder



Ferndale Close, Norwich, NR6

An Extended, Three Bedroom Detached House With No Onward Chain!

GUIDE PRICE £325,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SUNLIT SPACE WITH SEAMLESS FAMILY LIVING!

This detached and extended family home is quietly positioned within a cul-de-sac of Hellesdon! The property opens with a spacious entrance hall leading to a ground floor WC, a modern fitted kitchen, and a spacious lounge/diner ideal for family living and entertaining. To the rear, the impressive garden room extension is bathed in natural light from its numerous windows and three large skylights, creating a wonderful year round living space that connects seamlessly to the garden. Upstairs, there are three double bedrooms, two featuring built-in wardrobes, and a contemporary shower room. The newly fitted boiler is housed in an upstairs cupboard.



“boasts a spacious, low maintenance rear garden, offering plenty of potential for personalisation”



Overview

- Detached Family Home
- Extended Garden Room Filled With Light
- Three Double Bedrooms
- Driveway & Garage
- Spacious Lounge/Diner
- No Onward Chain
- Modern Kitchen & Shower Room
- Entrance Hall & Ground Floor WC
- Quiet Cul-De-Sac In Hellesdon
- Newly Fitted Boiler In Upstairs Cupboard





Location

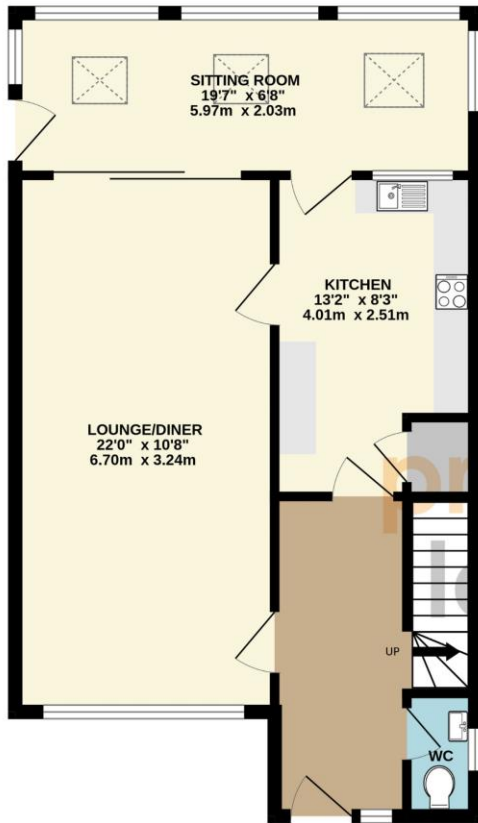
Ferndale Close in Hellesdon, just northwest of Norwich, is a family friendly residential street offering a suburban feel with garden space and a cul-de-sac layout. The area benefits from excellent local amenities, including a large ASDA supermarket, convenience shops, a pharmacy, and nearby parks such as Mountfield Park and Meadow Way Recreation Ground. Families have access to a range of schools, including Hellesdon High School and several primary and junior schools, while public transport links provide easy access to Norwich city centre. With a mix of green spaces, community facilities, and convenient shopping, Ferndale Close is ideal for families or professionals seeking a peaceful yet well-connected location.



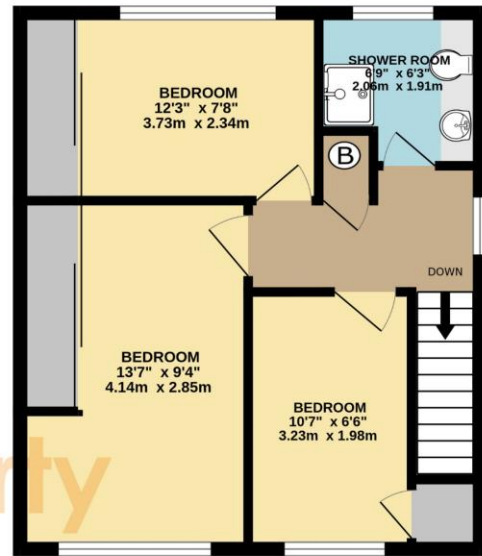
Outside

The property benefits from a large driveway, and has the added convenience of a garage for additional parking or storage. The property boasts a spacious, low maintenance rear garden, offering plenty of potential for personalisation and outdoor enjoyment. Predominantly laid with paved patio areas, it provides an excellent space for seating, entertaining, or creating raised planters and borders. A bright blue timber shed offers useful storage, while there's also room for additional outbuildings or a greenhouse. Fully enclosed by fencing for privacy, this garden is a blank canvas ideal for those looking to design their perfect outdoor retreat.

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (91.9 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 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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