

propertyladder



Woods Close, Norwich, NR6

A Spacious Detached Four Bedroom Family Home – No Onward Chain!

GUIDE PRICE £400,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

GENEROUS LIVING IN A RARE WOODLAND SETTING!

The ground floor begins with a large welcoming entrance hall which immediately gives a sense of the proportions throughout the home. There is also a practical ground floor WC.

The generous lounge dining room provides an excellent main living and entertaining space, filled with natural light and offering plenty of room for both seating and dining areas. Adjoining the reception space is a conservatory overlooking the rear garden, providing an additional reception area ideal for relaxing and enjoying the garden outlook throughout the year.

The fitted kitchen offers ample storage and workspace, while the adjoining utility room adds valuable practicality for everyday family living.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The spacious principal bedroom benefits from its own ensuite shower room, while the remaining three bedrooms are all of a good size and served by a family bathroom.



“ a range of useful outbuildings offering additional storage or workshop potential.”



Overview

- Spacious detached family home
- Backing directly onto woodland
- Large mature plot
- Four good-sized bedrooms
- Ensuite to principal bedroom
- Generous lounge dining room
- Conservatory overlooking the garden
- Garage, carport and ample parking
- No onward chain
- Close to David Lloyd and ring road links



Location

Hellesdon continues to be one of Norwich's most popular suburban locations thanks to its excellent balance of convenience, amenities and green space. Woods Close enjoys a particularly desirable position tucked away just off the ring road, offering easy access across Norwich and beyond.

The property is ideally positioned close to David Lloyd Leisure, supermarkets, schools, healthcare facilities and a wide range of everyday amenities, while Norwich city centre remains easily accessible by both car and public transport.

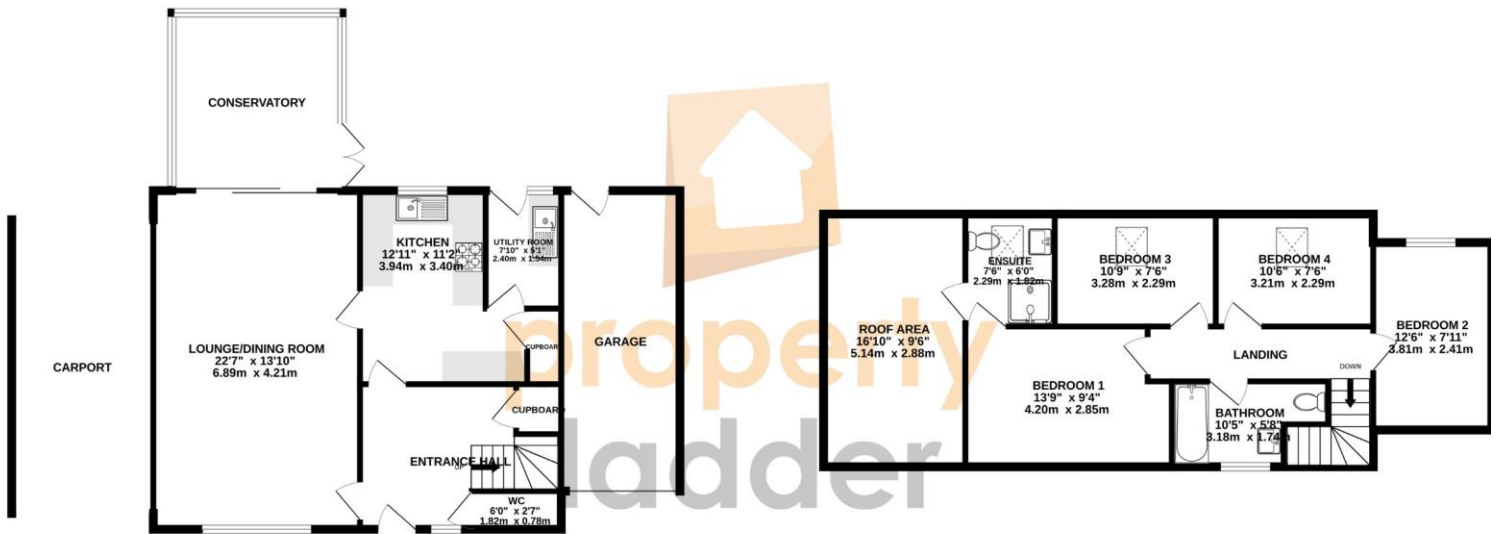


Outside

Outside, the property occupies a large mature wooded plot with a particularly private feel. To the front there is ample off-road parking alongside a garage and carport, catering comfortably for multiple vehicles. The rear garden is predominantly laid to lawn and enjoys a lovely established outlook with a range of useful outbuildings offering additional storage or workshop potential.

GROUND FLOOR
1095 sq.ft. (101.7 sq.m.) approx.

1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1812 sq.ft. (168.4 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		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: D

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

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