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Low Road

Hellesdon, NR6

“A striking, individually built new build home in a highly desirable location with far reaching countryside views yet conveniently located within easy reach of Norwich”

Samuel Le Good | Partner





Introduction

This impressive contemporary home is neatly situated within a popular countryside setting on the edge of Lower Hellesdon, west of Norwich. The property is approached by a private driveway which provides parking for several vehicles and leads to a detached, two bay cart lodge.

Inside

Generously proportioned accommodation is arranged on two floors and briefly comprises; an entrance hall, a stunning part vaulted open-plan living, kitchen, dining room, afforded with lots of natural light. There is a good size sitting room as well as a playroom/home office.

There are four double bedrooms, the principal featuring an en suite shower room and a dressing room. The guest bedroom also features an en suite shower room.

Outside

The property enjoys a private position. There are two gardens, the main garden is substantial and makes the most of the south facing aspect. Both gardens are fully enclosed and are mainly laid to lawn.



Reception Rooms

A most impressive open-plan living, kitchen, dining room features two sets of patio doors leading to the north and south gardens. This stunning room is part vaulted and is filled with natural light. An incredibly sociable kitchen area offers ample space for storage and work surfaces and features an oversized kitchen island.

Bedrooms and bathrooms

Four double bedrooms are provided. The principal bedroom features an en suite shower room and walk-in dressing room. The guest bedroom features an en suite shower room. The third and fourth bedrooms are conveniently positioned close to an impressive family bathroom.

Features

The property has been cleverly designed and enjoys good ceiling heights. There is underfloor heating to both the ground and first floor. High end fixtures and fittings have been used throughout.

Practicalities

Ample parking is provided and there is a two bay cart lodge. The kitchen is well-equipped and provides plenty of storage space alongside work surfaces. There is a water softener, integral microwave oven, wine fridge, dishwasher, eye level oven and induction hob. There are two en suites as well as a family bathroom suite. There is a useful utility room.

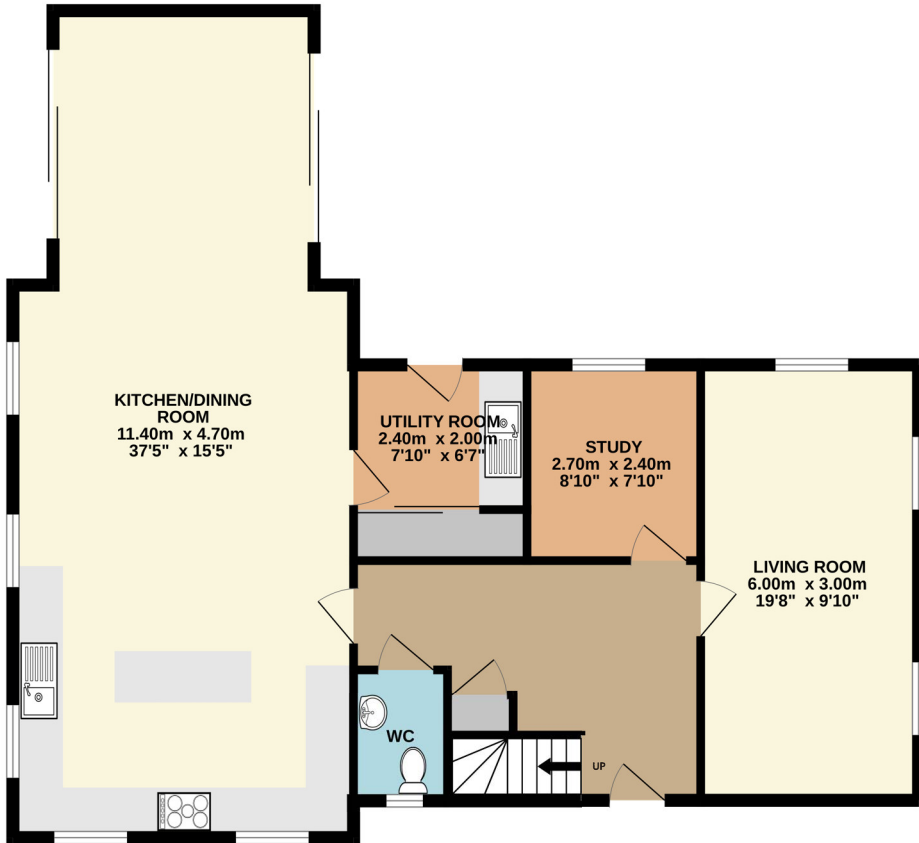
Services

Mains electricity, mains water and drainage.

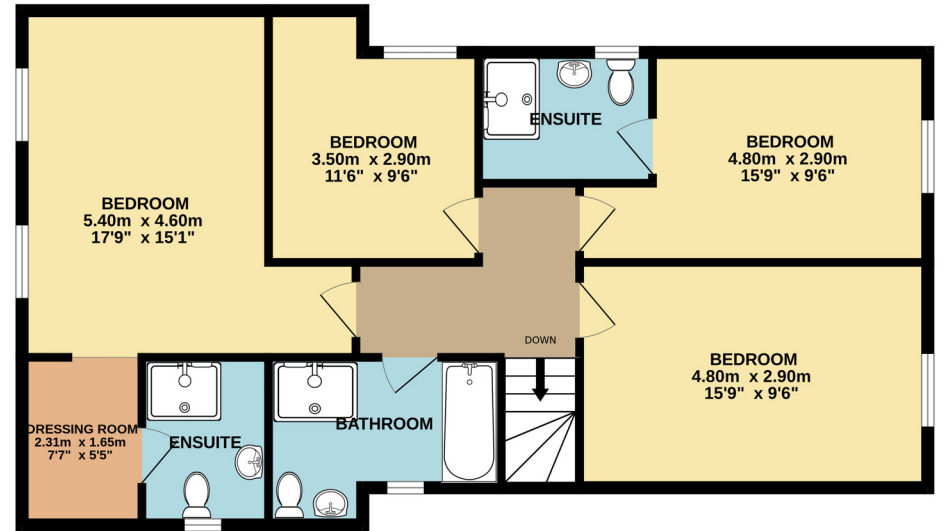
EPC Rating

TBC

GROUND FLOOR
96.2 sq.m. (1035 sq.ft.) approx.



1ST FLOOR
80.1 sq.m. (862 sq.ft.) approx.



TOTAL FLOOR AREA : 185.8 sq.m. (2000 sq.ft.) 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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Location

Lower Hellesdon is located just 4 miles north west of the Cathedral city of Norwich and just 2 miles south east of Drayton, a popular village with a number of amenities including, a cafe, two public houses restaurants, a supermarket, post office, doctors surgery, pharmacies and a dental practice.

Immediately on your doorstep there is a vast network of walks and bridleways through unspoilt Norfolk countryside. Drayton Green Lanes is almost opposite, an idyllic nature reserve.



Families

There are a number of schools for all ages as well as Taverham Hall preparatory school within easy reach of the property. Norwich offers further private school options.

The village of Hellesdon has an active community centre, library, recreation ground with skate park.







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Agents Details



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