



53 Cottingham Drive
Hellesdon
NR6 6PS

Guide Price: £270,000 - £280,000





- Semi-detached house
- Two bedrooms
- Garage
- Off road parking
- Private garden
- Open plan kitchen/snug
- Open plan Living room/dining room
- Integrated kitchen appliances

Location

Hellesdon is a popular suburb found around 4 miles North West of Norwich with easy access to Norwich international airport. This highly regarded residential area is home to both infant, junior and high schools, many independent shops as well as large scale chain stores and takeaways. There is a good sense of community with social clubs, pubs and restaurants. Excellent public transport links to both Norwich and the Norfolk coast. Norwich is home to a thriving business community; leading shopping centres, cinemas, theatres, restaurants and other leisure facilities. A number of fine Norwich institutions such as the Norfolk and Norwich University Hospital; the UEA; John Innes Centre and Research Park are within easy reach. The A11 is just minutes away by car and is now fully dualled down to the M11 to enable swifter access to such destinations as: Cambridge, Stansted airport and London itself in around 2 hours.





Property

This immaculately presented two-bedroom semi-detached house has been thoughtfully extended, offering spacious and versatile living. The ground floor boasts a stunning open-plan kitchen/snug area featuring a charming wood-burning stove, ideal for relaxed evenings leads into a bright and airy conservatory, perfect for entertaining or simply enjoying the garden views. Integrated appliances in the kitchen include the fridge freezer, electric oven, and hob, washing machine, and microwave. There is also an extended living and dining room. Upstairs, the property comprises two well-proportioned bedrooms and a modern family bathroom. Benefiting from double glazing and gas central heating, this property is in excellent condition and ready to move into. Early viewing is highly recommended.

Outside

The property can be found on a corner plot offering off road parking for several vehicles and a side and private rear garden. The side gate leads into the garden as well as a separate door in the garden for garage access. The gardens are low maintenance and ideal for outdoor entertaining and relaxing.

Services

Mains water, drains, electricity and gas central heating

How to get there:
broker.ranged.each

Viewing

Strictly by appointment with TW Gaze

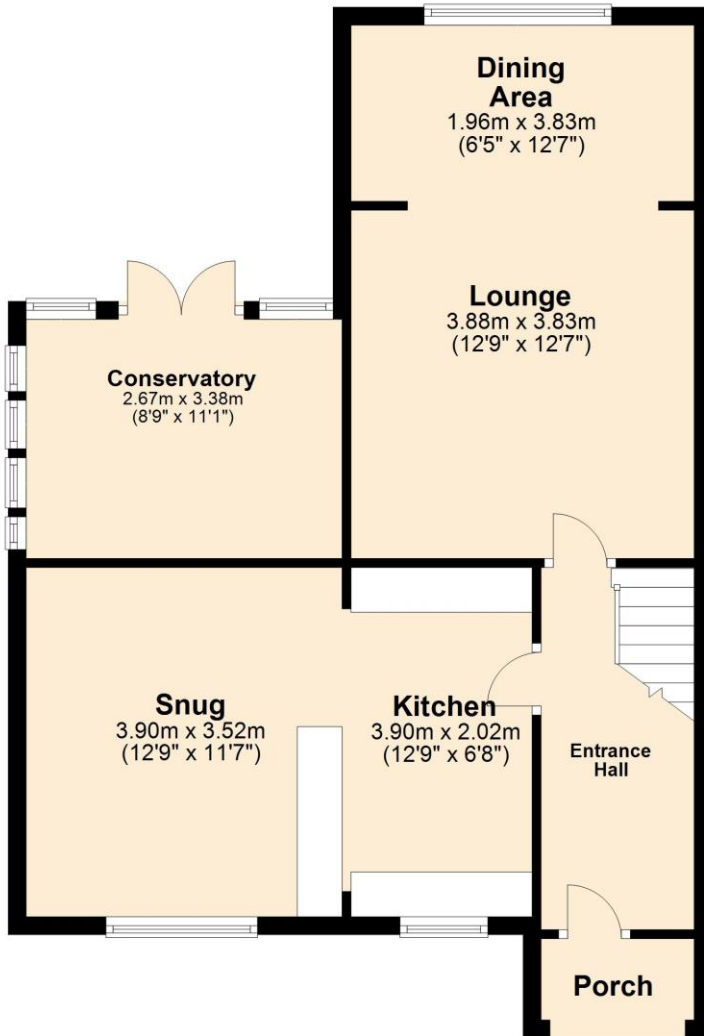
Tenure: Freehold

Ref: 2/19654/LK

AWAITING EPC

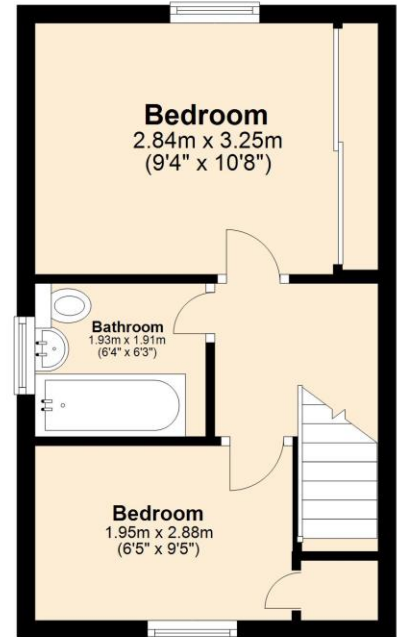
Ground Floor

Approx. 63.8 sq. metres (686.7 sq. feet)



First Floor

Approx. 22.9 sq. metres (246.3 sq. feet)



Total area: approx. 86.7 sq. metres (933.0 sq. feet)

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