



9 St. Edmunds Close, Norwich

In Excess of £300,000

9 St. Edmunds Close

Norwich, Norwich

Welcome to this inviting three-bedroom home which presents a prime opportunity for growing families. Boasting a south-east facing garden for sun all day along with the opportunity to extend if desired and create a fourth bedroom (stp).

Location

Hellesdon is a suburban area in Norwich, Norfolk, located about 3 miles north of the city center, within the NR6 postal district. Once a rural village, it has become largely residential with a mix of modern estates and older properties. Key landmarks include Hellesdon Hospital, local parks, and green spaces. The area offers good public transport links, including bus routes and nearby A140 and A47 roads. Over recent years, Hellesdon has seen growth through new housing and infrastructure development, contributing to its expansion as part of the broader Norwich urban area.

Situated within easy reach of local amenities, reputable schools, and convenient public transport links, this residence is perfectly positioned to cater to the demands of modern family life. The property's convenient location ensures that both work and leisure activities are easily accessible.

Agents Note

We understand the property will be sold freehold, connected to all mains services with gas central heating.

Council Tax band: C





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The Property

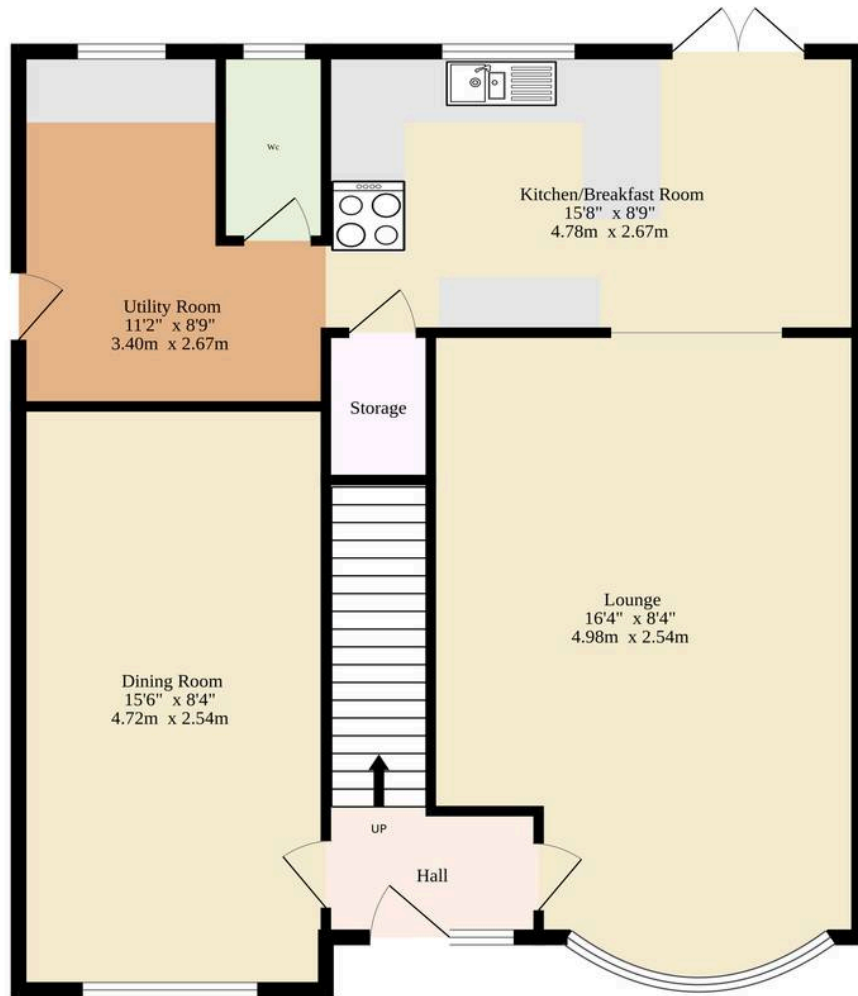
Upon entering the home, you will be greeted by a spacious interior featuring two reception rooms. These versatile living spaces can accommodate a range of functions and could easily double as a fourth or fifth bedroom, depending on whether you would like to extend on the first floor. The addition of a utility room and downstairs WC further enhances the property's practicality, leading straight off the kitchen for ease of access. The kitchen/breakfast room hosts a good amount of space for everyone to gather along with access via French doors to the garden.

The first floor provides three spacious bedrooms with the opportunity to extend and create a fourth if desired (stp), along with a modern three piece suite containing a bath/shower. Throughout the bedrooms you can also find a good amount of storage included.

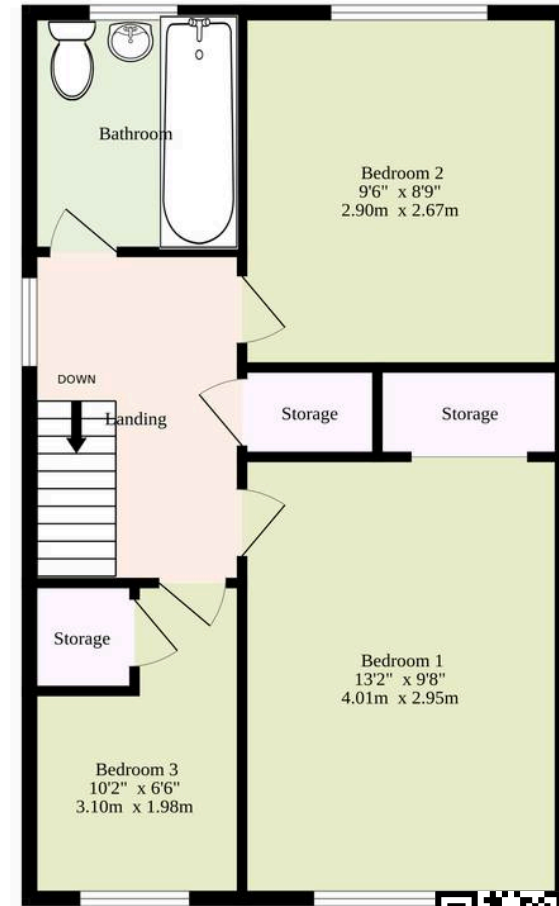
Externally, the property benefits from ample driveway space to the front, offering convenient off-road parking for multiple vehicles. The secure and enclosed garden provides a lovely space where residents can unwind that is safe for both children and pets to enjoy.



Ground Floor
509 sq.ft. (47.3 sq.m.) approx.



1st Floor
282 sq.ft. (26.2 sq.m.) approx.



Sqft Does Not Include Bathroom, Hallways And Wc

TOTAL FLOOR AREA : 791 sq.ft. (73.5 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 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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