



Loxwood, Norwich NR6 6QD

welcome to

Loxwood, Norwich

William H Brown are delighted to offer this well-proportioned and superbly located three-bedroom semi-detached home, positioned within a peaceful cul-de-sac in the highly popular area of Hellesdon. Offering a fantastic balance of space, practicality, and location!



Accommodation

This is a home that immediately stands out for its sense of space and natural light, with a layout that works perfectly for both everyday living and entertaining. The ground floor offers a welcoming entrance, leading through to a generous open-plan style living and dining area, enhanced by its dual-aspect design which floods the room with light throughout the day. Doors lead directly out to the garden, creating an effortless flow between indoor and outdoor living. The kitchen is thoughtfully arranged with plenty of storage and workspace and provides direct access to the rear garden - ideal for busy households or those who enjoy hosting. Upstairs, the property continues to impress with three well-sized bedrooms, offering flexibility for growing families, guests or those needing a home office. The main bedroom benefits from built-in storage, while all rooms are served by a clean and functional family bathroom. Externally, the home enjoys a private rear garden, designed for low maintenance and perfect for relaxing or entertaining in the warmer months. A patio area provides the ideal spot for outdoor dining, with the remainder mainly laid to lawn. The property also benefits from parking by way of a garage en-bloc, ensuring convenience and practicality for everyday life.

Entrance Porch

Bright entrance with upvc double glazed door into porch, and dual aspect windows to side and front aspect, further door opening to hallway.

Hallway

Stairs rising to first floor landing, under-stairs cupboard and further cupboard. Access to living room and kitchen.

Kitchen

Wall and base units with work surfaces over, space for fridge freezer, sink and drainer, gas hob, extractor fan, integrated oven and grill, plumbing for washing machine, upvc double glazed window and door to rear aspect.

Living/Dining Room

Upvc double glazed window to front aspect, radiator, and patio sliding door opening to rear garden.

First Floor Landing

Giving access to three bedrooms, storage cupboard, loft hatch, and bathroom.

Bedroom One

Upvc double glazed window to front aspect, built in wardrobe, and radiator.

Bedroom Two

Upvc double glazed window to rear aspect, and radiator.

Bedroom Three

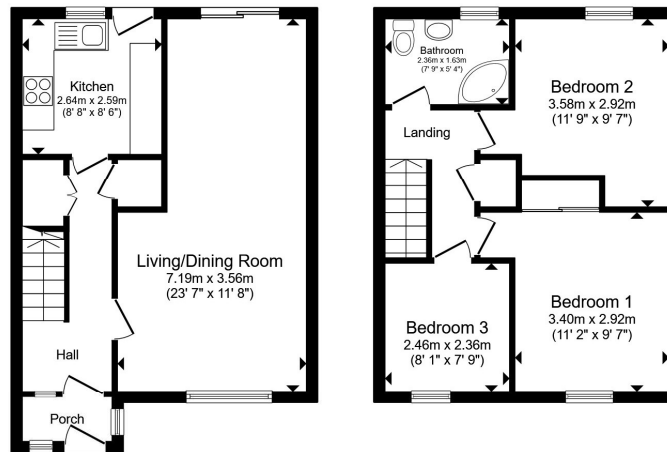
Upvc double glazed window to front aspect.

Bathroom

Suite comprising corner bath with shower over, wc, pedestal wash basin, and upvc double glazed window to rear aspect.

Outside

To the front of the property is a lawned garden with path leading to front entrance door, and personal gated access to the side elevation leads to the rear garden, which is laid to both lawn and patio with an array of planters and enclosed by panelled fencing. The property also benefits from a garage which is en-bloc and within proximity to the property.



Ground Floor

First Floor

Total floor area 77.9 m² (838 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown



view this property online williamhbrown.co.uk/Property/HEL103599



welcome to

Loxwood, Norwich

- Semi-Detached House
- Spacious Three-Bedrooms
- Modern Family Bathroom
- Garage En-Bloc
- Well-Regarded Cul-De-Sac

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£260,000

directions to this property:

From the W H Brown office on Reepham Road, continue in the direction of Norwich city centre, and turn left onto Cottinghams Drive, and after the road bears left, turn right onto Lowood where the property can be found identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL103599



Property Ref:
HEL103599 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01603 487888



hellesdon@williamhbrown.co.uk



303 Reepham Road, Hellesdon, NORWICH,
Norfolk, NR6 5AD



williamhbrown.co.uk