



**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 which is just a few paces away from the property and allows for parking on the driveway in front of it.

## 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

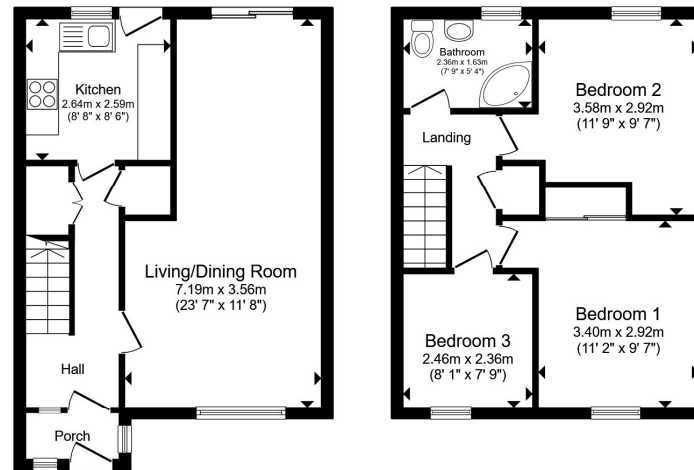
Upvc double glazed window to front aspect.

## 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 en-bloc which is a few paces from the property and has parking on the driveway in front of it.



Ground Floor

First Floor

Total floor area 77.9 m<sup>2</sup> (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](http://www.propertybox.io)

  
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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

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Property Ref:  
HEL103599 - 0004

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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](mailto:hellesdon@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)