

FREEHOLD



Bungalow - Semi Detached (EPC Rating: C)

WOODLAND ROAD HELLESDON NORWICH NR6 5RQ

Offers in excess of

£290,000

FEATURES

- Peaceful cul-de-sac
- Chalet bungalow
- Sitting Room & Garden Views
- Stylish Family Bathroom
- Driveway, Garage & Workshop
- Three Double Bedrooms
- Bright Throughout
- Well-Appointed Kitchen
- South-facing Garden
- Close to Amenities and Buses



Ben Allman
Estate & Letting Agents

3 Bedroom Bungalow - Semi Detached located in Helleston

Tucked away at the end of a peaceful cul-de-sac on the sought-after Woodland Road in Helleston, this beautifully presented semi-detached chalet bungalow combines timeless charm with generous, versatile accommodation and beautifully landscaped gardens.

A welcoming entrance hall leads to an elegant sitting room, where large windows overlook the south-facing rear garden and fill the space with natural light. The adjoining dining room flows seamlessly into the well-appointed kitchen, creating a sociable layout ideal for both everyday living and entertaining.

The ground floor also offers a spacious double bedroom and a family bathroom, providing flexibility for guests, multi-generational living or those seeking the convenience of single-level accommodation. Upstairs are two further generous double bedrooms, complemented by useful eaves storage.

Outside, the property is equally impressive. A charming walled front garden creates an attractive first impression, while a private driveway provides parking for several vehicles and leads to a detached garage with an adjoining workshop—perfect for hobbies, storage or a practical workspace.

The beautifully landscaped rear garden is a true highlight. Enjoying a desirable southerly aspect, it has been thoughtfully designed to provide a private and tranquil setting, with established planting and inviting seating areas ideal for outdoor dining, entertaining or simply relaxing in the sunshine.

Despite its peaceful setting, the property is conveniently located close to excellent local amenities, well-regarded schools and transport links, offering the perfect balance of tranquillity and everyday convenience.

Lovingly maintained and beautifully presented throughout, this delightful home offers

exceptional flexibility, generous living space and outstanding gardens, making it a wonderful opportunity for a wide range of buyers. Early viewing is highly recommended to fully appreciate everything it has to offer.

ENTRANCE HALL

A spacious and welcoming entrance hall creates an immediate sense of warmth and arrival, setting the tone for the beautifully presented accommodation beyond. Stairs rise gracefully to the first floor, while doors provide access to the principal reception rooms, ground floor bedroom and family bathroom, enhancing the home's practical and well-balanced layout.

SITTING ROOM

A beautifully proportioned and exceptionally spacious reception room, filled with natural light and perfectly positioned to enjoy delightful views across the landscaped rear garden. A charming feature fireplace provides an attractive focal point, while sliding patio doors flood the room with sunlight and offer seamless access to the garden terrace. With ample space for a variety of seating arrangements, this elegant room is perfectly suited to both relaxed family living and stylish entertaining.

DINING ROOM

Perfectly positioned between the sitting room and kitchen, the dining room offers an inviting setting for family meals and formal entertaining. A large window floods the room with natural light, creating a bright and welcoming atmosphere throughout the day. The open-plan connection to the kitchen enhances the sociable feel while maintaining clearly defined living spaces, making it an ideal space for both everyday dining and entertaining guests.

KITCHEN

Thoughtfully designed with an extensive range of traditional wood-fronted cabinetry, complemented by generous work surfaces and integrated cooking appliances, including an induction hob, oven and extractor. Offering excellent storage and preparation space,

the kitchen flows seamlessly into the adjoining utility porch, which provides additional space for laundry appliances and benefits from a door leading directly to the rear garden—perfect for everyday convenience and easy access when entertaining outdoors.

GROUND FLOOR BEDROOM

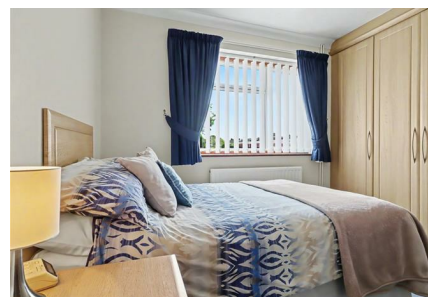
A spacious and versatile double bedroom enjoying views over the front garden. Complete with an extensive range of fitted wardrobes, this room is equally suited as a guest suite, home office or additional reception room if desired.

BATHROOM

Beautifully appointed with contemporary tiling, the bathroom features a panelled bath with shower over and glazed screen, vanity wash basin, WC and a heated towel rail, creating a stylish and practical space.

FIRST FLOOR LANDING

A bright landing with access to generous eaves storage and both first-floor bedrooms.





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PRIMARY BEDROOM

A peaceful retreat overlooking the rear garden through a dormer window, featuring fitted wardrobes, a built-in dressing table and excellent natural light, creating a calm and comfortable principal suite.

BEDROOM TWO

Another generously proportioned double bedroom enjoying delightful garden views. Fitted wardrobes provide excellent storage while the dormer window enhances both light and space.

OUTSIDE

The property enjoys exceptional kerb appeal, with a charming walled front garden and a private driveway providing off-road parking for several vehicles. The driveway leads to a detached garage with an adjoining workshop, offering excellent storage, hobby space or potential for a home workshop.

The south-facing rear garden is a particular highlight. Beautifully landscaped and lovingly maintained, it is predominantly laid to lawn with mature flower and shrub borders providing colour and seasonal interest throughout the year. A raised planted bed creates an attractive focal point, while a greenhouse and substantial garden store/workshop further enhance the outdoor space. Whether enjoying morning coffee, summer entertaining or peaceful afternoons in the sunshine, this private garden offers a wonderful extension of the home.



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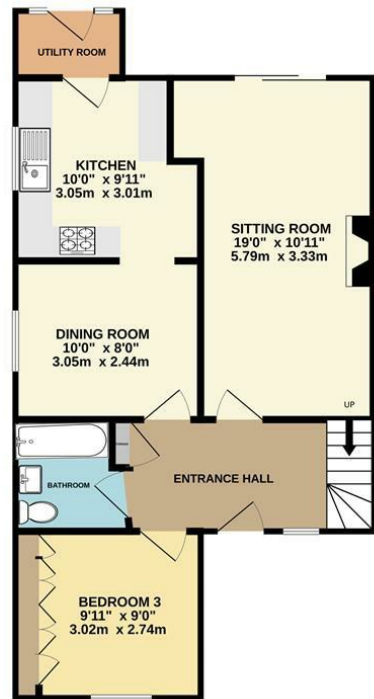
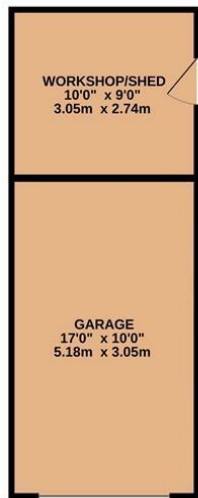
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Council Tax Band

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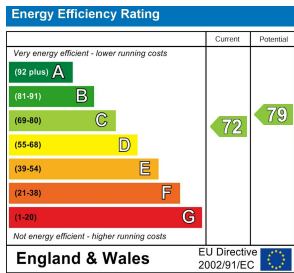
GROUND FLOOR



1ST FLOOR



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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