

For Sale

Noorddijk 35, Hoofddorp



Genderenplein 8
2134 DP Hoofddorp
info@staatshuysen.nl
tel: 023-5571999

Noorddijk 35

Description

This spacious, playfully designed family home measures approximately 127 m² over three floors. It currently features four bedrooms (with the possibility of creating a fifth) and a lovely southwest-facing garden, perfect for enjoying sunny days. The house is located on island 6 in the Floriande neighborhood.

Various amenities are easily and quickly accessible; the Floriande and Overbos shopping center are a short distance away, where you can do your daily grocery shopping and shop at the weekly market.

Schools, including the international school, daycare centers, and the health center, are also very close by, and the Haarlemmermeer Lyceum and the public library are easily accessible by bike. Recreation is also within easy reach, with Toolenburger Plas lake and the Haarlemmermeerse Bos within cycling distance, where you can enjoy walks, bike rides, or skate tours.

The Koning Willem-Alexander sports complex offers swimming pools and a gymnastics hall; ideal for sports enthusiasts. The A4, A5, A9, and A10 motorways are easily accessible by car, making cities such as Amsterdam, Haarlem, The Hague, and Schiphol Airport quickly accessible.

Public transport is also well-organized, with a bus stop within walking distance and nearby stops for the R-net express bus, serving Schiphol, Haarlem, and Amsterdam WTC.

The layout is as follows:

The entrance is located directly on the street side in a low-traffic street, reserved for parking. A hallway features a meter cupboard (6 circuits, 2 earth leakage circuit breakers, fiber optic connection, and a smart meter) and a restroom with a toilet and sink. There is ample space under the stairs for coats, bags, and shoes. Through the door in the hallway, you enter the spacious 32 m² living room, with a sitting room at the rear. This room is very bright thanks to the large windows in the rear facade. The dining room is located at the front of the house and overlooks the street. This room is also very bright thanks to the large windows. The kitchen (approx. 6 m²) is centrally located between the dining room and living room and is equipped with various built-in appliances, including a refrigerator, freezer, combination oven, 4-burner gas stove with recirculating hood, dishwasher, and sink. The ground floor features a tiled floor with underfloor heating and granol on the walls.

The garden is accessible through double doors in the rear facade. This neatly landscaped back garden is partially paved and features planted borders. In the garden, you'll find a wooden shed (approx. 7 m²) for storing bicycles and garden tools, and a convenient rear entrance. Due to its southwest-facing location, the garden enjoys abundant sunshine.

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Description - continued

The stairs in the entrance hall lead to the first-floor landing. Here you'll find two bedrooms (previously three), a bathroom, and a (extra-deep) storage room. The bedroom at the rear (formerly two rooms) features a built-in wardrobe and is wonderfully spacious at 19 m².

The adjacent storage room houses the central heating boiler (Remeha 2022), the mechanical ventilation unit, and connections for the washing machine and dryer.

The second bedroom is at the front and measures approximately 11 m².

The bathroom (approx. 5 m²) is also at the front and features a shower, double sink, second toilet, and underfloor heating for added comfort. The first floor is finished with laminate flooring and spray-painted walls.

The second-floor (built in 2009) is accessible via the stairs from the first-floor landing. Here you will find two very spacious bedrooms, one at the front and one at the rear. There is also a practical and spacious storage room of approximately 5 m². The bedroom at the rear measures approximately 19 m² and has a built-in wardrobe. The bedroom at the front is approximately 14 m². Both bedrooms have very large windows, making them very bright. This floor also features laminate flooring and spray-painted walls.

The house has an energy label of A; it is fully insulated and has wooden window frames with HR++ glazing. The ground and second floors of the house are equipped with sun blinds at the rear.

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General

Built in 2004 * Single-family home * Living area approximately 127 m² * Plot size 106 m² * 4 bedrooms * Southwest-facing backyard * Large storage room * Energy label A * Parking in front of the house * Delivery date negotiable

Characteristics

Asking price	: € 550.000 k.k.
Type of home	: Family home
Living area	: Approx. 127 m ²
Lot area	: 106 m ²
Year of construction	: 2004
Number of rooms	: 5, of which 4 bedrooms
Garden direction	: Southwest
Heating system	: Central heating system (2022)
Insolation	: Fully insulated
Energielabel	: A, valid until 2035

Home website

More information about this property can be found at <https://www.noorddijk35.nl>

This information has been compiled by us with the necessary care. However, no liability is accepted on our part for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All stated sizes and surfaces are indicative.

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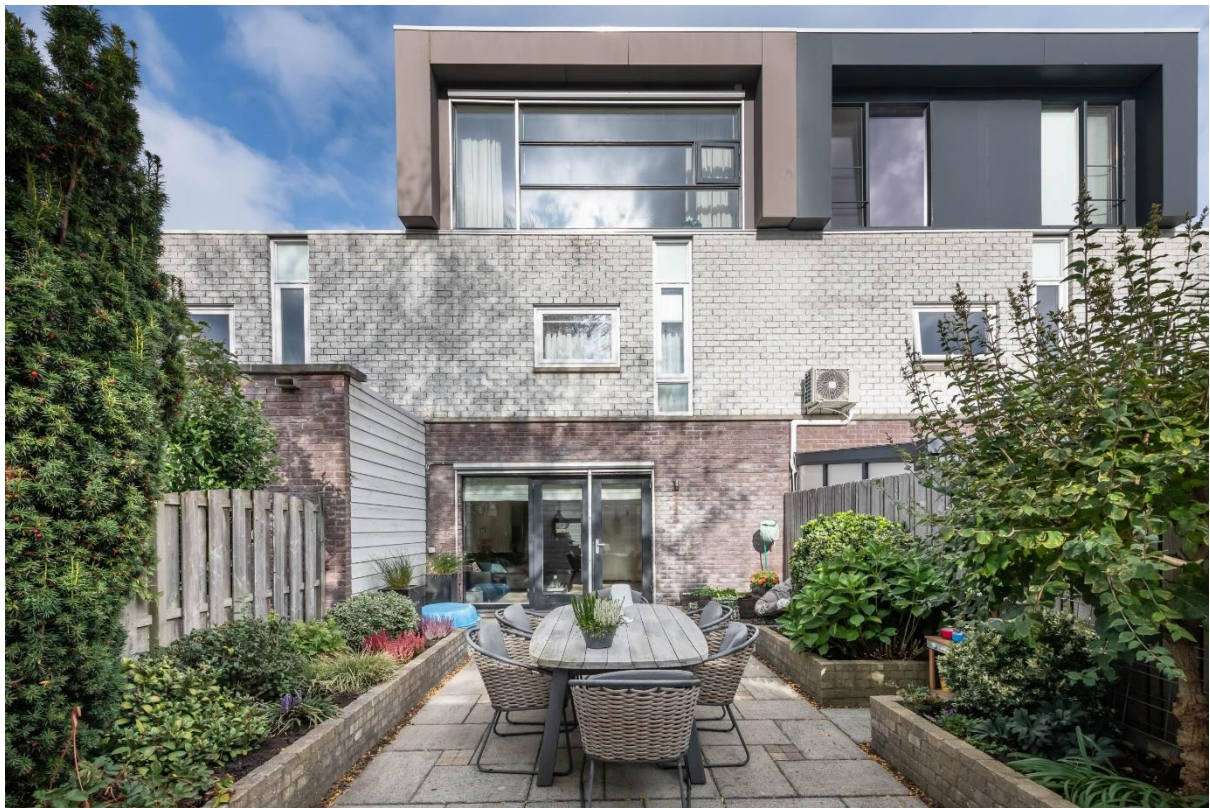
Pictures



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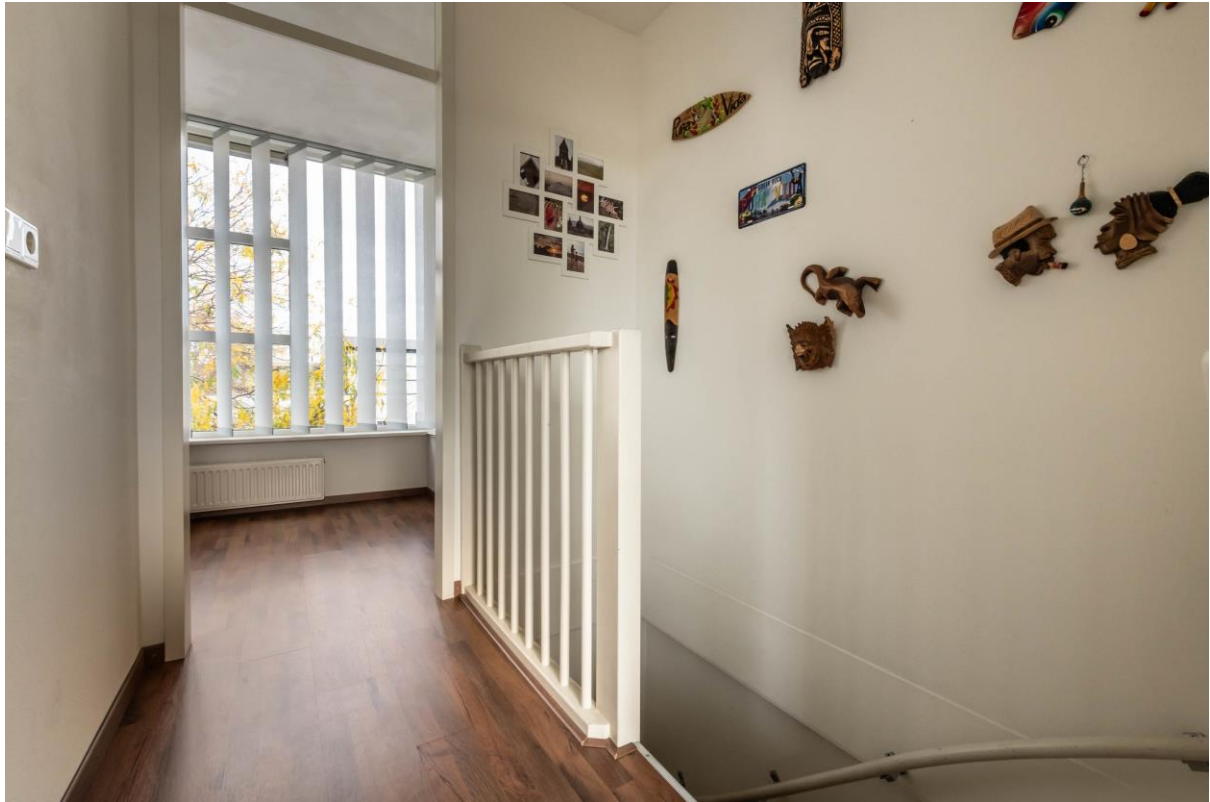
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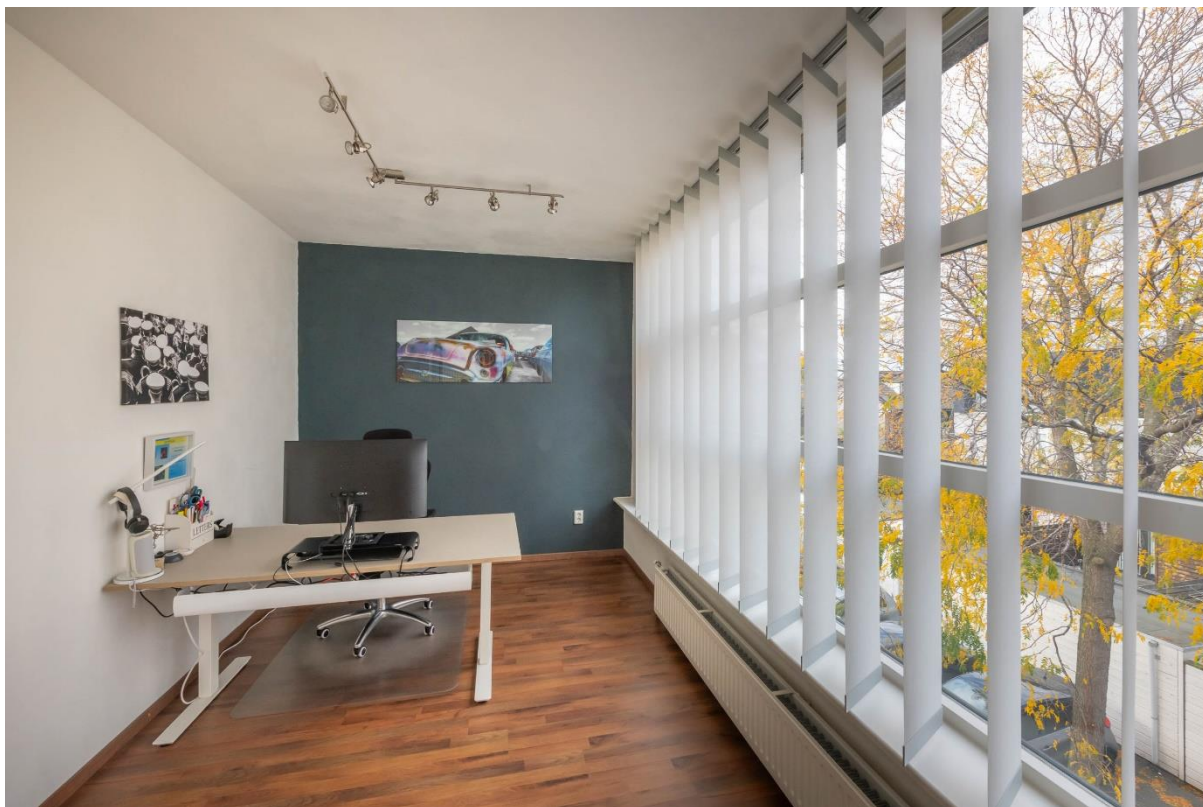
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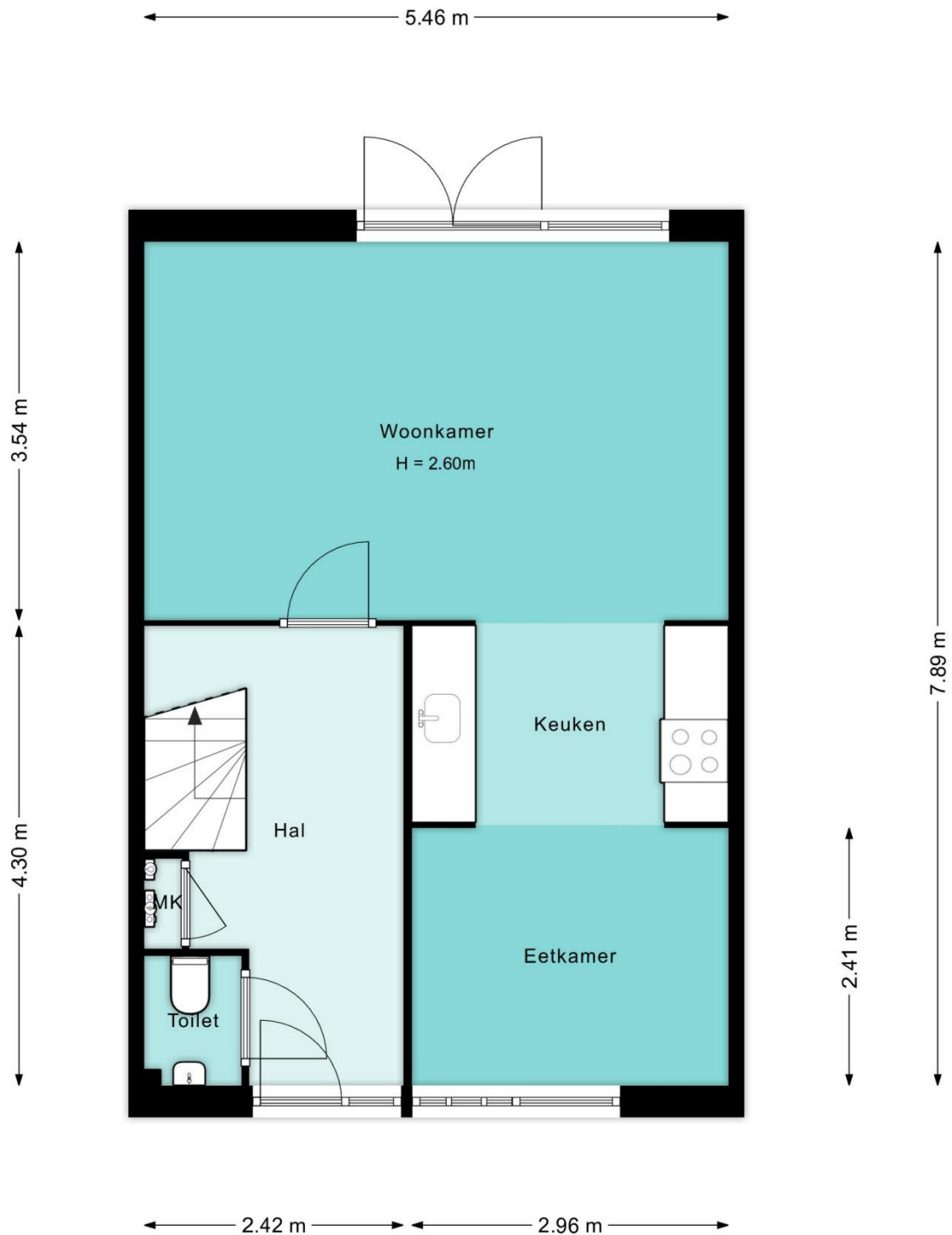


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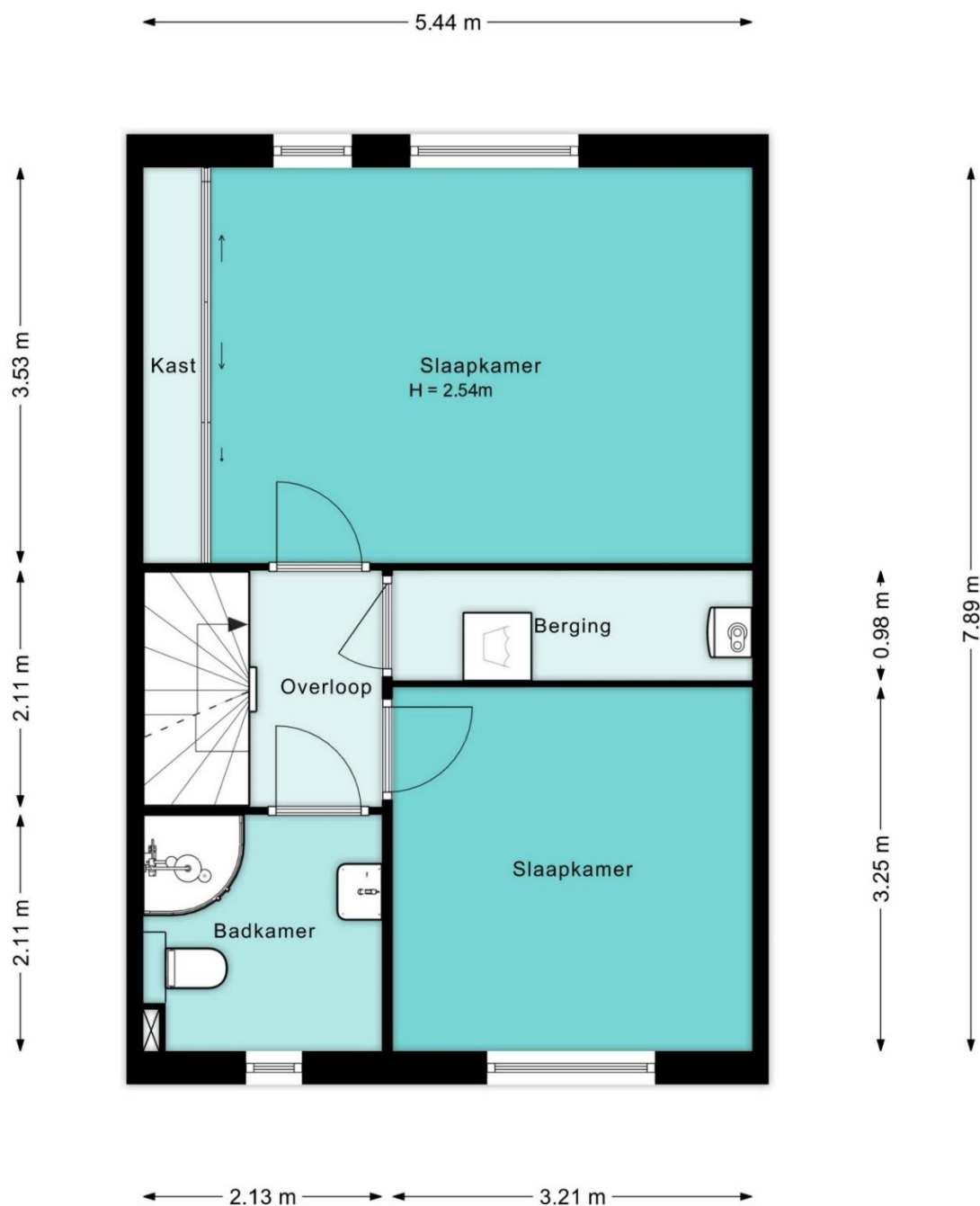
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Floor plan - ground floor



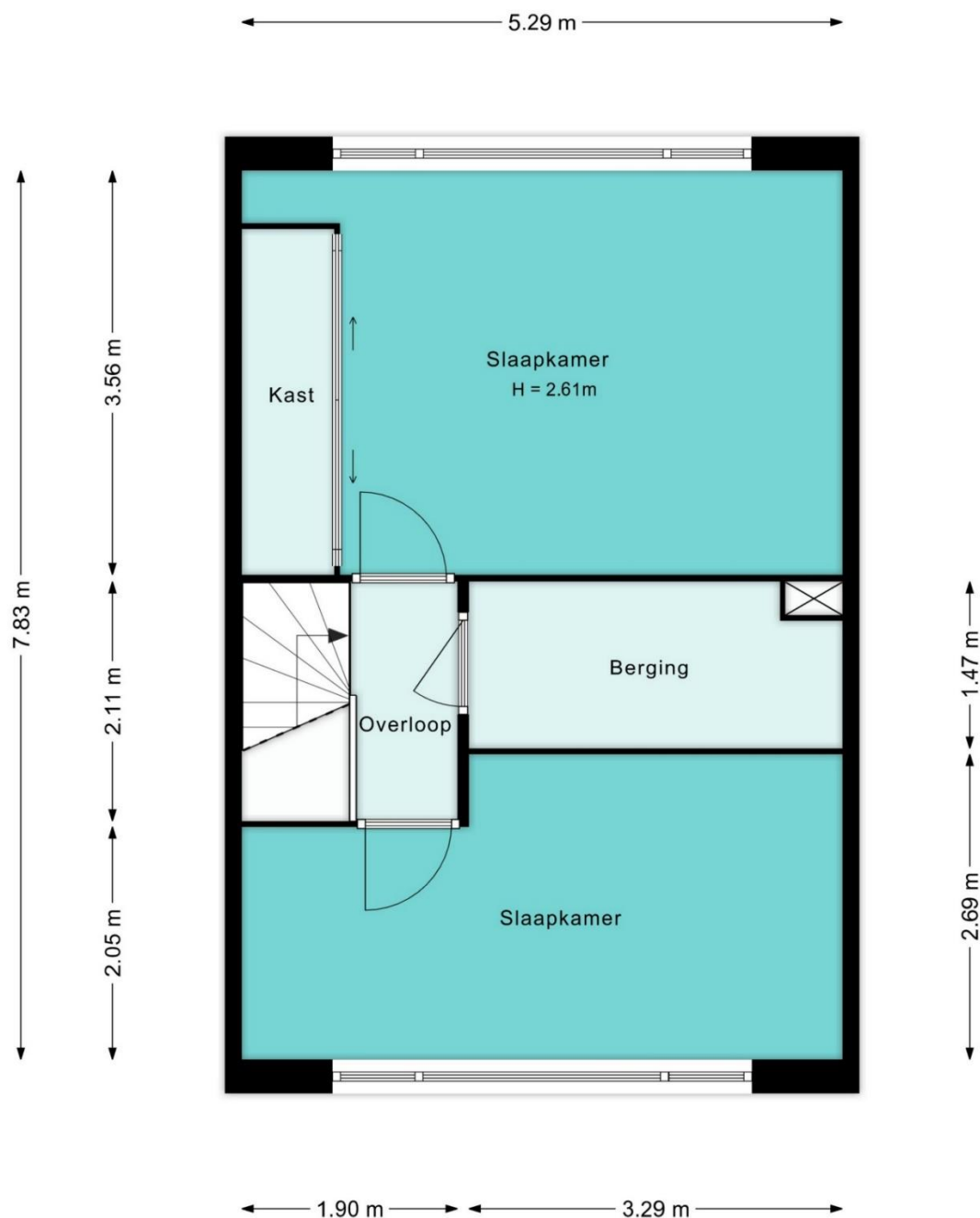
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Floor plan - first floor



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Floor plan - second floor



Interested?

Feel free to contact us for more information or to schedule a viewing.

You can call us at +31 23-5571999 or email us at info@staatshuysen.nl. We're happy to assist you!

Opening Hours

Monday - Thursday: 9:00 - 17:30

Friday: 9:00 - 17:00

Need help with your purchase?

Buying a house is not something you do every day. We will guide you through every step, from your search to the handover of the keys. With our market knowledge and experience, we will take a critical look, without emotional involvement.

During an introduction, we will discuss your housing needs and budget. We will then actively help you search and use our network. During viewings, we will pay attention to construction and legal aspects, while you assess whether the house suits you. Is it the house? Then we will negotiate for the best price and conditions.

Call us for a no-obligation introductory meeting: 023-5771999.

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