



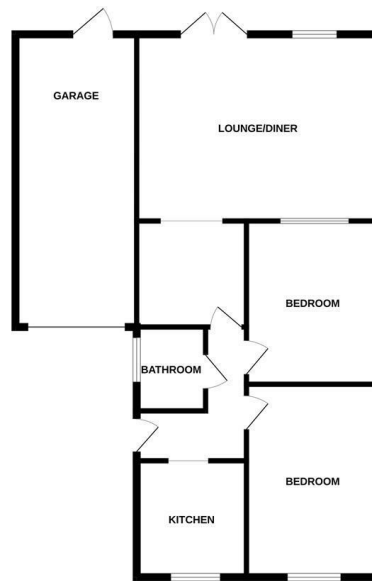
**42 Meadow Way | | Norwich | NR6 6XT**

**Offers In Excess Of £250,000**

**\*\*EXTENDED RENOVATED BUNGALOW OFFERED WITH NO ONWARD CHAIN\*\***  
Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, TWO BEDROOM, SEMI DETACHED BUNGALOW situated in the sought after suburb of Hellesdon. Accommodation comprises entrance hall, MODERN FITTED KITCHEN, TWO BEDROOMS, bathroom and OPEN PLAN LOUNGE/DINER. Outside there is a front driveway providing ample off road parking leading to a GARAGE with power and lighting. To the rear there is a large, paved rear garden. The bungalow benefits from new double glazing, new gas heating, NO ONWARD CHAIN and has been renovated throughout recently. The property would make an excellent first time purchase or downsize so be quick to book a viewing.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and any other details are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are not intended to be guaranteed, as to their operation or efficiency may be given.  
Markwell Mortgage Ltd

### Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge/diner, kitchen, two bedrooms and bathroom.

#### Lounge/Diner 21'9" x 16'4"

Patio doors, double glazed window, two radiators.

#### Kitchen 8'8" x 7'4"

Fitted wall and base units with worktops over, sink and drainer, gas hob with extractor over, fitted oven, space for fridge/freezer and washing machine, double glazed window, boiler.

#### Bedroom One 14'4" x 9'10"

Double glazed window, radiator.

#### Bedroom Two 12'1" x 9'11"

Double glazed window, radiator.

#### Bathroom 5'0" x 4'5"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Outside Front

Driveway providing off road parking leading to a single garage with power and lighting.

### Outside Rear

Patio garden with mature plants, timber shed, enclosed by fencing and hedging.

### Local Authority


Broadland District Council, Tax Band B.

### Tenure

Freehold




**Energy Efficiency Rating**

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>88</b>   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | <b>63</b>                  |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

**Local Authority**

Broadland District Council, Tax Band B

**Tenure**

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.