



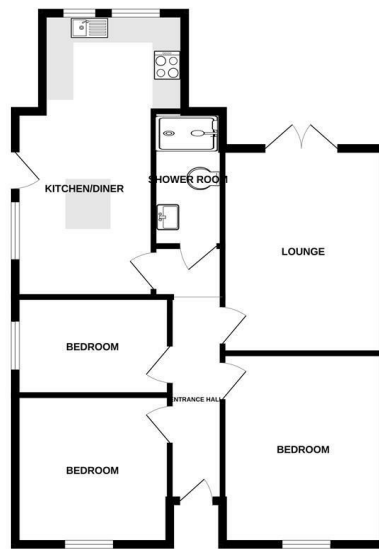
3 Bush Road | | Norwich | NR6 6UF

Guide Price £300,000

****GUIDE PRICE £300,000 - £310,000** FULLY RENOVATED EXTENDED BUNGALOW ON A GENEROUS PLOT** Gilson Bailey are delighted to offer STUNNING, THREE BEDROOM, EXTENDED, SEMI DETACHED BUNGALOW situated in the highly sought after suburb of Hellesdon. Accommodation comprising entrance hall, THREE BEDROOMS, lounge, NEWLY FITTED KITCHEN/DINER and MODERN SHOWER ROOM. Outside there is a LARGE DRIVEWAY providing ample off road parking to the front and side leading to a double width and height garage and an enclosed rear garden. The bungalow benefits from gas heating, NEW DOUBLE GLAZING AND DOORS, NEW FLOOR COVERINGS, A FULL RE-WIRE and has been RENOVATED TO A VERY HIGH STANDARD THROUGHOUT. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the quality on offer.**



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended to constitute any warranty as to their condition or efficiency until they are given.
Made with MyPlan 10/2011

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, kitchen/diner, three bedrooms and shower room.

Lounge 13'11" x 10'8"

Patio doors, radiator.

Kitchen/Diner 19'5" x 11'10"

Fitted wall and base units with worktops over, sink and drainer, induction hob, fitted oven, integrated dishwasher, space for fridge/freezer and washing machine, two double glazed windows, radiator, PVC door.

Bedroom One 13'0" x 10'10"

Double glazed window, radiator.

Bedroom Two 10'5" x 10'2"

Double glazed window, radiator.

Bedroom Three 10'5" x 6'5"

Double glazed window, radiator.

Shower Room 9'0" x 4'7"

Shower cubicle with rainfall shower, low level WC, hand wash basin, heated towel rail, extractor fan.

Outside Front

Shingled driveway providing off road parking and side gate access.

Outside Rear

Patio area leading to shingled and lawned garden with mature plants and shrubs, double width garage, all enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Disclosure of interest

Please note this property is being offered for sale by an employee of Gilson Bailey and Partners and as such you may wish to take independent professional advice before proceeding to purchase.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band C

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.

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