



26 Heath Crescent | Hellesdon | Norwich | NR6 6XF

Price Guide £325,000

Gilson Bailey are delighted to offer WITH NO ONWARD CHAIN this TWO BEDROOM, DETACHED BUNGALOW situated in a quiet no-through road in the highly sought after suburb of Hellesdon. Accommodation comprising entrance hall, lounge, kitchen with new flooring, TWO BEDROOMS, conservatory, rear porch and a NEWLY REFURBISHED BATHROOM. There is also pull-down ladder access to a LOFT ROOM. Outside there is a lawned front garden and LARGE DRIVEWAY leading to a SINGLE GARAGE and an enclosed, mature rear garden that backs onto private green space. The bungalow benefits from double glazing, gas central heating (new boiler fitted 2024), new carpets and has been re-decorated throughout. The bungalow would make an excellent downsize, first time purchase and is set on a good size plot with the potential to extend subject to planning so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items 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, systems and appliances shown here have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropac (2022)

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 the City Centre and the Norfolk Coast. Norwich International Airport is within short walking distance via a footpath and there is ease of access to the 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, two bedrooms and bathroom.

Lounge 14'7" x 12'8"

Sliding patio doors, radiator.

Kitchen 12'11" x 10'9"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge/freezer, two double glazed windows, radiator, storage cupboard.

Bedroom One 15'6" x 10'11"

Two double glazed windows, radiator.

Bedroom Two 12'7" x 10'11"

Double glazed window, radiator, built in wardrobe.

Conservatory 9'4" x 6'7"

Bathroom 6'4" x 5'5"

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

Loft Room 13'5" x 12'1"

Velux window.

Outside Front

Lawned garden and large brick weave driveway leading to a single garage.

Outside Rear

Lawned and shingled gardens, mature plants and shrubs, enclosed by fencing.

Local Authority


Broadland District Council, Tax Band C.

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

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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.