



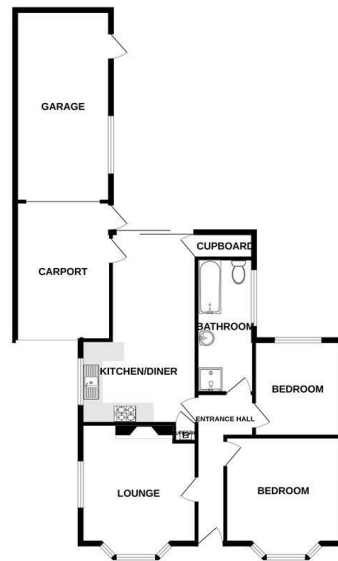
**37 Meadow Way | | Norwich | NR6 5NN**

**£270,000**

**\*\*EXTENDED BUNGALOW OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer, located in the popular suburb of Hellesdon, this well-presented and extended two-bedroom semi-detached bungalow offers comfortable and practical living throughout. The property features a bright lounge, a spacious kitchen/diner, a modern bathroom, and two good-sized bedrooms. Outside, there's a large enclosed rear garden with storage sheds and a summerhouse, as well as a front driveway leading to a garage with power and lighting. With gas central heating, double glazing, and no onward chain, this is an ideal home for first-time buyers, downsizers, or investors looking for a move-in-ready property in a sought-after location. Early viewing is strongly recommended.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors 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 accuracy, validity and applicability of this floor plan is not guaranteed as to their accuracy or efficiency and for general use only. Made with Metaplan 12/2019

## 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, two bedrooms and bathroom.

### Lounge 12'3" x 11'11"

Two double glazed windows, radiator, electric fire.

### Kitchen/Diner 19'7" x 11'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated washing machine and dishwasher, space for fridge/freezer, double glazed window, patio doors, radiator, two storage cupboards.

### Bedroom One 12'0" x 10'11"

Double glazed window, radiator, built in wardrobes.

### Bedroom Two 9'10" x 8'11"

Double glazed window, radiator.

### Bathroom 13'10" x 5'10"

Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window, cabinet with light up mirror.

## Outside Front

Shingled driveway providing off road parking leading to a single garage with power, lighting and an inspection pit.

## Outside Rear

Paved and shingled garden, mature plants and shrubs, two large sheds, summerhouse, enclosed by timber fencing.

## Local Authority

Broadland District Council, Tax Band B.

## Tenure

Freehold

## Utilities

Full fibre broadband available.  
Mains gas, water and electric.



### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            | <b>85</b>                                                                           |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>68</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.

<https://www.gilsonbailey.co.uk>  
01603764444