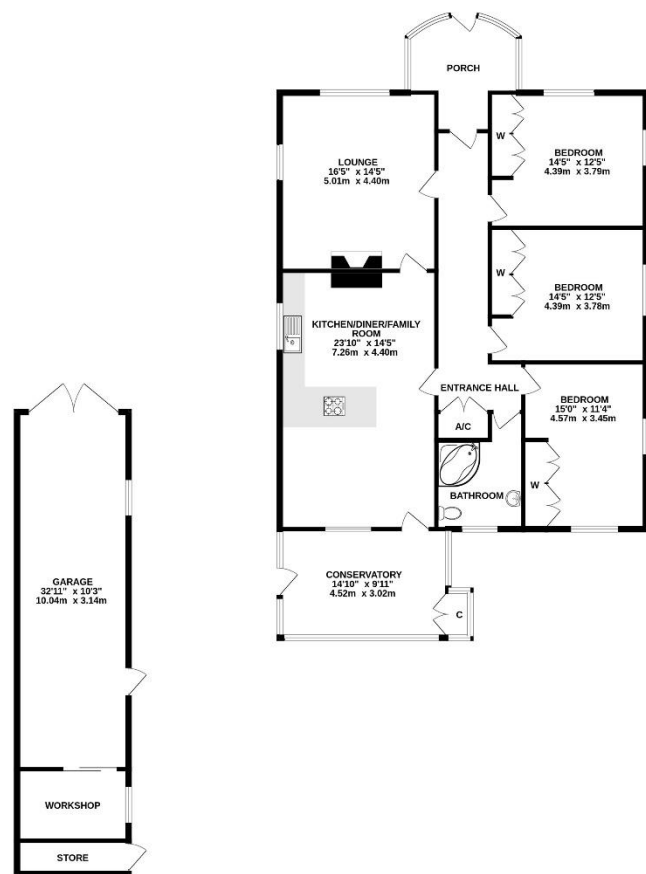


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ICONIC
ESTATE AGENTS

Drayton High Road, Hellesdon
£425,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Deceptively Spacious Detached Bungalow
- Three Generous Double Bedrooms
- 23ft Open Plan Kitchen/Diner
- 14ft Lounge
- Three Piece Family Bathroom Suite
- Generous Plot
- Tandem Length Garage Plus Workshop
- Ample Parking
- Requested Location
- EPC Rating D / Council Tax Band C

Description

Iconic estate agents are pleased to offer for sale this larger than average detached bungalow situated in Hellesdon, the property offers space in abundance not only in room sizes but also with the generous plot.

The internal accommodation comprises; a porch entrance that leads through to the entrance hall which gives access to all the internal doors. There are three generous double bedrooms all with fitted wardrobes along with a separate 14ft lounge and a generous 23ft open plan kitchen/diner/family room.

There is a three piece family bathroom suite and a conservatory which completes the internal accommodation.

Outside

Outside to the front there is a wall enclosed garden with ample parking to the front and side which gives access to the detached tandem length garage plus workshop.

To the rear there is a generous mature garden area which is mostly laid to lawn and surrounds the property.

The detached family home offers scope for improvement but could be extended (subject to planning) to create a forever home that is Situated close to all of the local amenities.

Location

Hellesdon is a popular village situated approx. 4 miles north-west of Norwich city centre and offers easy access to the NDR & A47. The village offers a host of amenities including a good range of shops, six schools including one high school, two middle schools and three infant schools. There are two public houses, community centre and several other leisure facilities. There is also a library, doctors' surgery, regular bus service and the international airport offering several destinations across Europe and the British Isles.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133 Council Tax C

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Drayton High Road. Once passed the Middletons Lane traffic lights, the property can be found on the right hand side indicated by our For Sale board.

