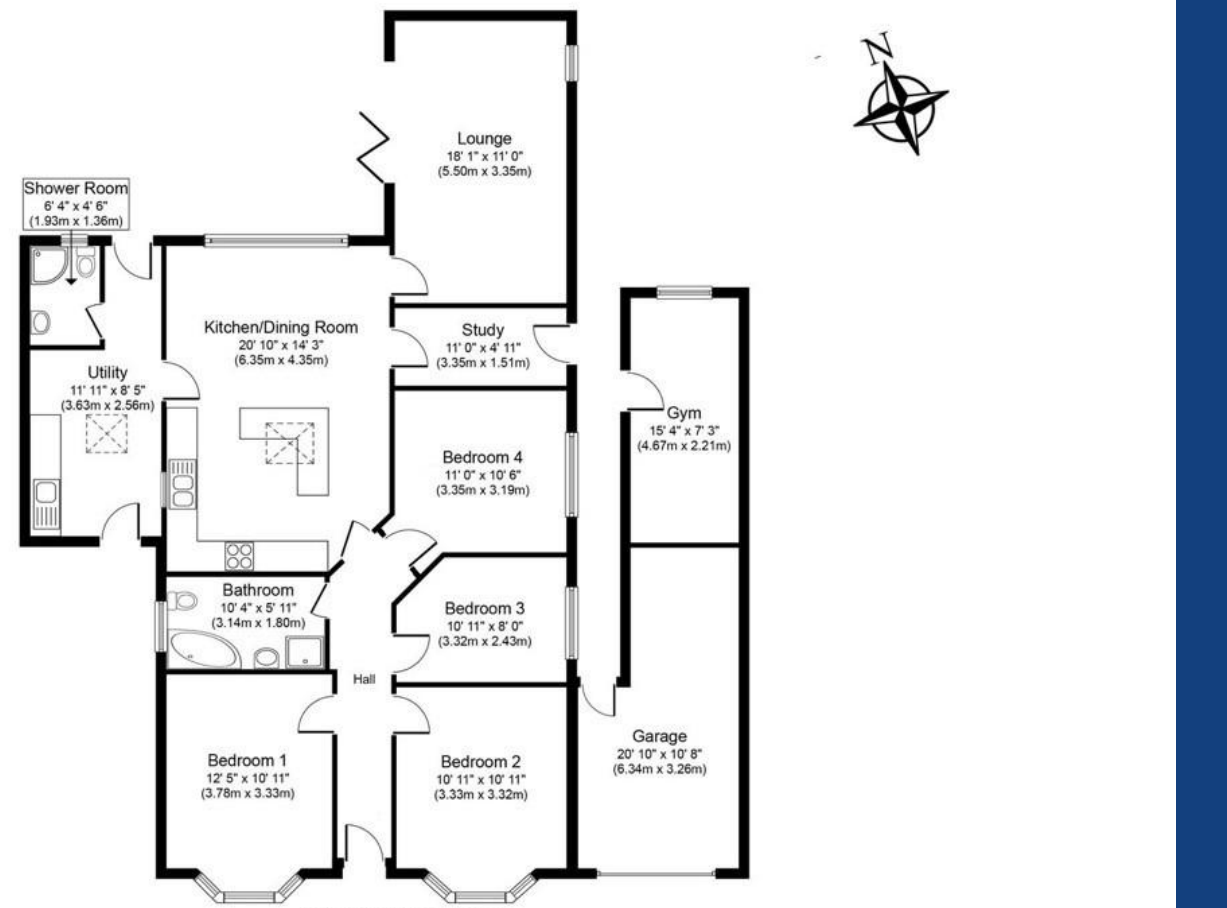


Meadow Way, Hellesdon
£450,000 Freehold



Approximate Floor Area
1,344 sq. ft.
(124.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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

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

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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.

- Attractive Detached Bungalow
- Entrance Hallway
- Four Bedrooms
- Spacious Lounge
- Modern Kitchen/Dining Room Plus Utility
- Study
- Shower Room & Family Bathroom
- Enclosed Rear Garden
- Garage & Additional Out Building
- EPC Rating C / Council Tax Band D

Description

Iconic are pleased to bring to the market this exceptional detached bungalow in Hellesdon.

With over 1300 sq. ft. of accommodation this great property has been modernised to a high standard throughout and early viewing is advised.

The accommodation comprises; entrance hallway with doors leading to all bedrooms, a family bathroom and the kitchen/dining room. Located toward the front aspect there are two double bedrooms offering bay fronted windows with two further well-proportioned bedrooms and a family bathroom which offers a modern four-piece white suite. To the rear aspect there is a stunning kitchen/dining area which is fitted with a range of modern base units with work tops above and features an integrated hob and double electric oven.

Furthermore, there is a central skylight which floods the space with light, a dining area and a door leading to the utility room, study and sitting room. The utility room is another great space with fitted units, space for appliances and an integrated sink with drainer. There is also a door to the front and rear aspect along with access to the downstairs shower room with white three piece suite.

The sitting room is generous in size and this great family space has bi-folding doors which give access to the rear garden. There is also a study/office with access door to the side.

Outside

Outside to the rear the property offers a lovely decked area accessed from the sitting room. The rest of the garden is mainly laid to lawn with flower and shrub borders and is all enclosed by timber fencing.

Lastly there is an external brick built room measuring 15' in length and is located behind the garage, this space could also be utilised as a beauty room or additional work/office space.

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

Directions

Leave Norwich via the Aylsham Road and continue onto Reepham Road. Turn into Meadow Way where the property can be found on the left hand side.

