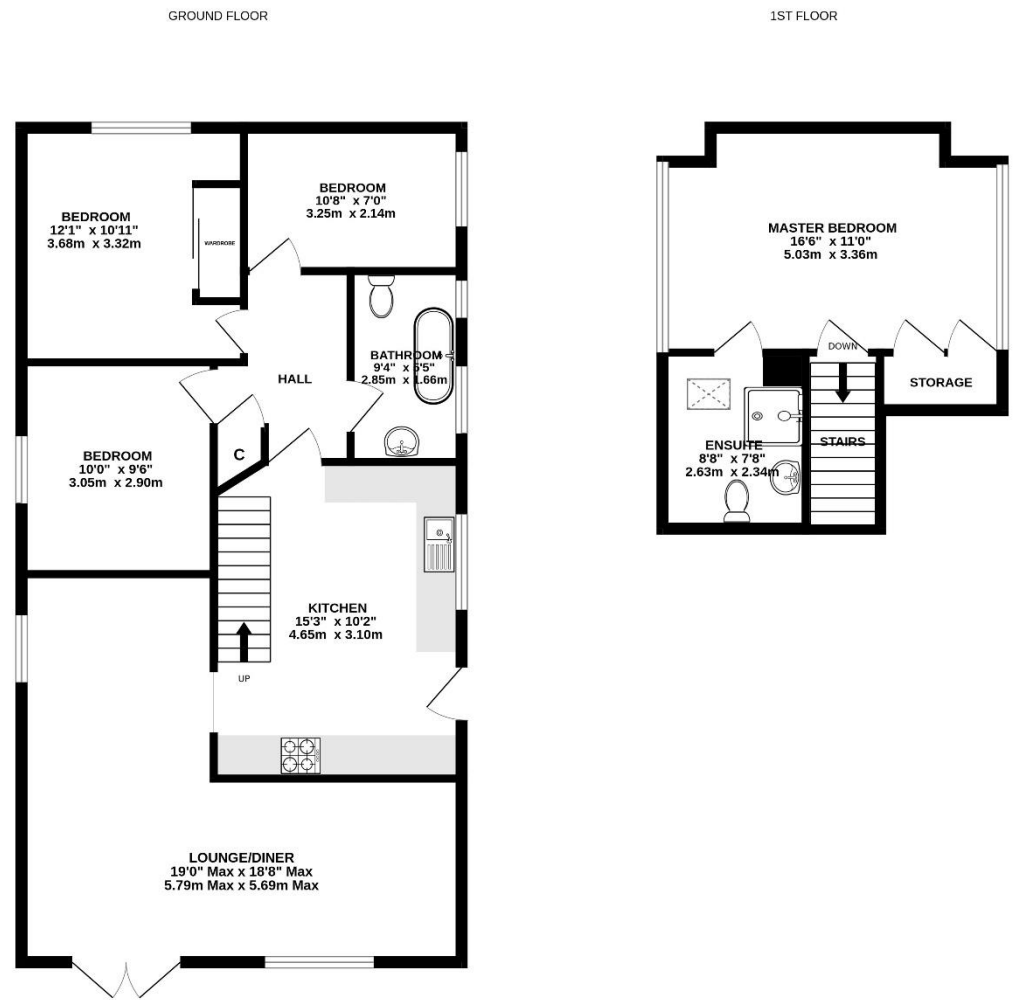


Saracen Road, Hellesdon  
OIEO £325,000 Freehold



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.  
Made with Metropix ©2024



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

Taverham **01603 261104** **rightmove** **ZOOPLA** **onTheMarket.com** **THE GUILD PROPERTY PROFESSIONALS**  
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 Family Home
- Four Bedrooms
- En-Suite Shower Room To Master
- Modern Kitchen
- Spacious Lounge/Diner
- Family Bathroom Suite
- Enclosed Rear Garden
- Garage & Driveway
- Recently Installed Gas Central Heating Boiler
- EPC Rating E / Council Tax Band C



## Description

Iconic estate agents are delighted to offer for sale, this extended and improved detached property offering space in abundance.

The property is located in a sought after Hellesdon position and boasts accommodation that comprises; 15ft modern kitchen with stairs rising to the first floor and a range of wall and base units with work surface over. There are also doors that lead to the inner hallway and lounge/diner. The light and airy 19ft x 18ft L-shaped lounge/diner boasts patio doors to the rear garden along with ample space for sofa's and a dining room table. The downstairs accommodation is completed by the three bedrooms downstairs along with a three piece white family bathroom suite.

Upstairs there is a master bedroom with a three piece en-suite shower room and fitted storage.

## Outside

Outside the property offers ample parking via a driveway to the front and side along with access to the detached garage.

To the rear there is a hedge and fence enclosed lawn garden with a raised decked area.

## Location

The property is located within easy access to the local schools, shops and amenities that Hellesdon has to offer.

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 Band C

## Tenure

Freehold

## Directions

From the Reepham Road, turn into Gowing Road. Go straight over the junction into Saracen Road where the property can be found on the right hand side.

