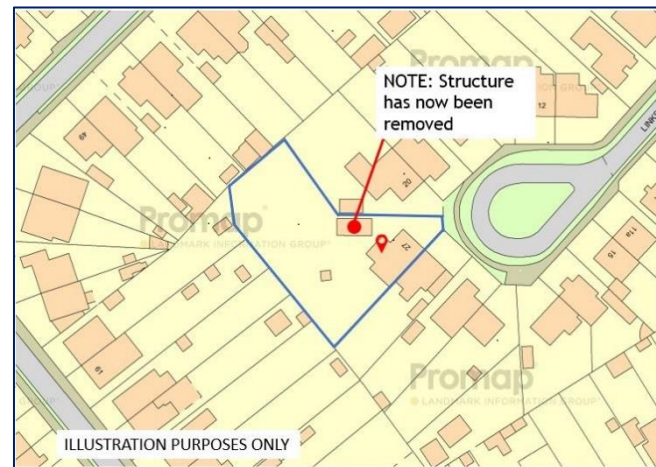


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Made with Metropix C2023



Links Close, Hellesdon
£260,000 - 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.

- Extended Semi Detached Bungalow
- Two Generous Double Bedrooms
- Open Plan Kitchen/Diner
- Spacious 24ft Lounge
- Sought After Cul-De-Sac Position
- Substantial Corner Plot In Excess Of 1/4 Acre
- Driveway
- Offered With No Onward Chain
- Early Viewings Strongly Advised
- EPC Rating E / Council Tax Band C

Description

Iconic estate agents are delighted to offer for sale this extended two bedroom semi-detached bungalow in a rarely available cul-de-sac position in Hellesdon.

The property is offered with NO ONWARD CHAIN and is situated on a very generous mature plot in excess of 1/4 acre.

The internal accommodation comprises; porch entrance that gives access to the inner hallway which offers doors to the internal rooms. The two bedrooms are both generous double rooms with the master in excess of 16ft, the spacious 24ft lounge has a feature fire place and brick built bar. The extended 19ft open plan kitchen/diner offers scope for improvement and offers access to the bathroom, lobby and is also open to the 22ft conservatory.

The family bathroom offers a three piece suite with bath, shower cubicle, hand basin plus a separate cloak room.

Outside

Outside to the front of the property, there is a driveway to the side whilst to the rear there is a very generous mature garden which is laid to lawn with the whole plot extending to in excess of 1/4 acre and the property is offered with no onward chain.

The property is located within easy access to the local schools, shops and amenities that Hellesdon has to offer along with being on a regular bus route into the city

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

Local Authority

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

Services

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

Directions

Leave Norwich via Aylsham Road and continue onto Reepham Road heading towards Hellesdon. Turn left into Northgate and at the junction go straight into Links Close where the property can be found indicated by our For Sale Board.

