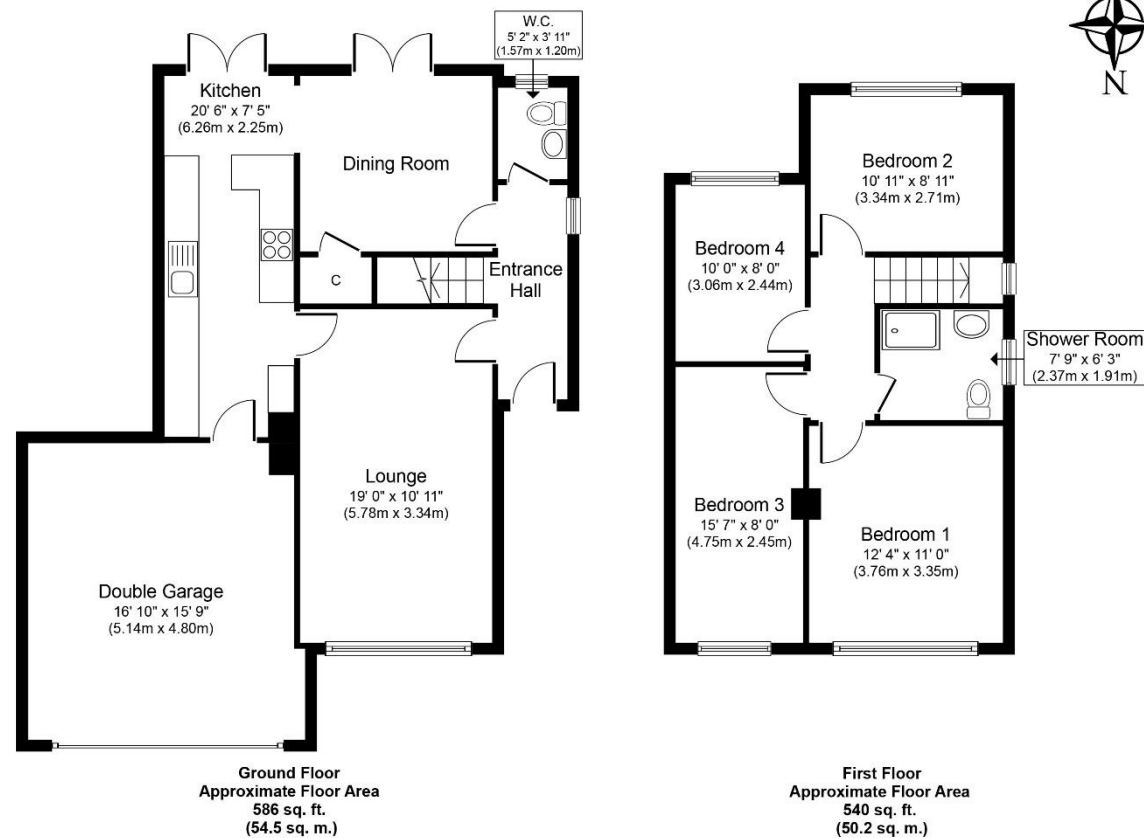


Chapel Court, Hellesdon  
£370,000 Freehold



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.

- Immaculately Presented Detached Home
- Four Bedrooms
- Re-Fitted Kitchen
- Dining Room
- Spacious Lounge
- Re-Fitted Shower Room
- West Facing Sunny Rear Garden
- Double Garage & Driveway
- Sought After Hellesdon Location
- EPC Rating D / Council Tax Band D

## Description

Situated in a sought after cul-de-sac position in Hellesdon, Iconic estate agents are delighted to offer for sale this detached family home offered with no onward chain.

This detached family home has been updated throughout by the current owners and boasts accommodation which comprises; entrance hall with stairs rising to the first floor, doors to the re-fitted two piece cloakroom, lounge and dining room. The 19ft lounge that boasts a media wall, spot lights along with a large window to the front aspect and door to the kitchen, the dining room offers French doors to the rear garden and an arch which leads through to the recently re-fitted kitchen. The 20ft recently re-fitted kitchen, offers a range of high gloss white wall and base units with work surface over, there is also integrated appliances which include a double oven, microwave/grill, dishwasher and gas hob, there are also French doors which lead through to the sunny garden and an internal door which leads into the attached double garage.

Upstairs there are four double bedrooms off the landing along with a recently re-fitted shower room.

## Outside

Outside to the front there is a generous brick weave driveway which gives access to the attached double garage and a side access to the rear garden.

To the rear there is a south facing panel fence enclosed sunny garden which is mostly laid to lawn with a mixture of plant and shrub borders and a small patio area.

## Location

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

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 D

## Tenure

Freehold

## Directions

From Reepham Road, turn left into Meadow Way and right into Chapel Court where the property can be found on the right hand side.

