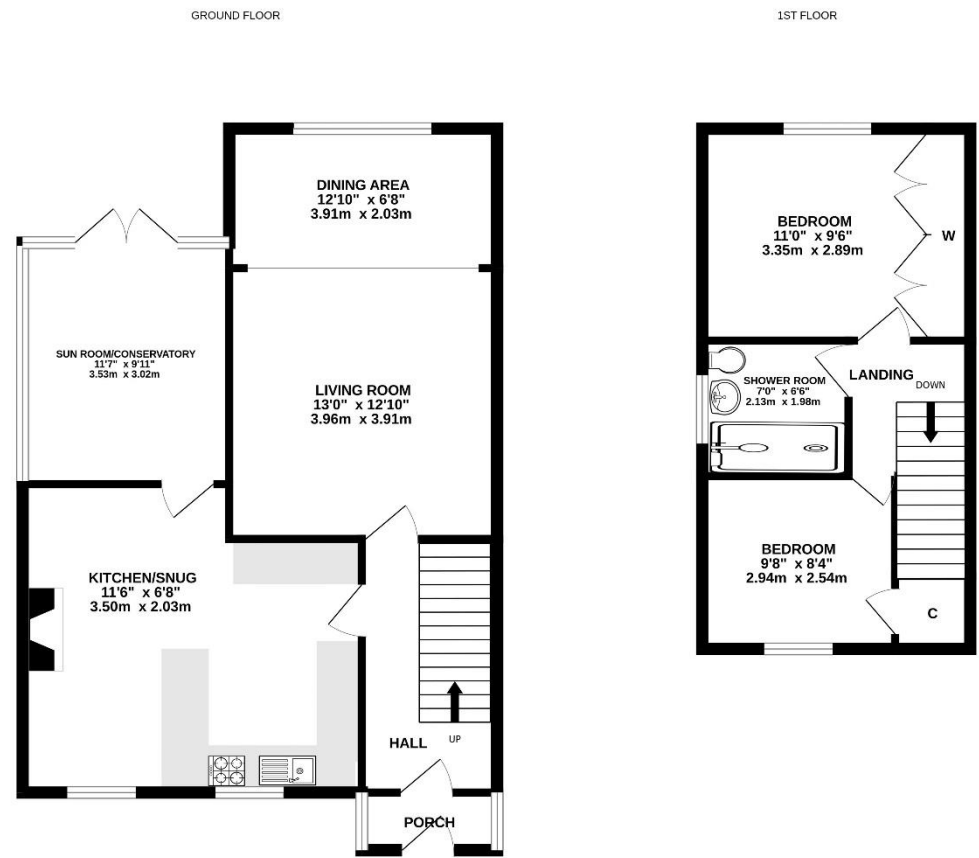




ICONIC
ESTATE AGENTS

Cottinghams Drive, Hellesdon
OIEO £270,000 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.
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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.

- Well Presented Semi Detached House
- Entrance Porch & Hallway
- Two Double Bedrooms
- Kitchen/Snug With Log Burning Stove
- Spacious Lounge

- Modern Three Piece Bathroom Suite
- Conservatory
- Garage & Driveway
- Sunny Enclosed Rear Garden
- EPC Rating Tbc / Council Tax Band C

Description

Iconic are delighted to offer this beautiful home situated in the popular suburb of Hellesdon.

Completely modern throughout, this larger than average two bedroom home features a beautiful garden to the rear and is in great decorative order throughout.

The accommodation comprises; entrance porch with doorway which leads to the inner hallway, the inner hallway gives access to the further ground floor rooms and there are stairs which rise to the first floor. The sitting room measures in excess of 20' including the dining area which is currently part used as an office space too. The modern kitchen/dining room/snug is a wonderful entertainment space, perfect for unwinding after a long day. The kitchen area is fitted with high quality units throughout and benefits from a range of built in appliances to include a fridge/freezer, microwave and a washing machine, there is also an integral oven and separate hob. The breakfast bar separates the kitchen from the snug area which is perfect for colder winter evenings with the wood burner and there is a window to the front aspect. The snug leads into the conservatory at the rear with French doors leading to the rear garden.

To the first floor there are two double bedrooms and a modern three piece shower room.

Outside

Outside to the front aspect there is a shingle driveway which provides off road parking. To the rear there is a generous garden occupying a corner plot.

Well stocked with mature trees and plants, this garden is a real sun trap and also benefits from a decking area providing seating and a raised pond.

There is also access to the single garage with driveway to the rear aspect.

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

Directions

From the Reepham Road, turn into Cottinghams Drive and follow the road where the property can be found on the right hand side.

