

Lilian Close, Hellesdon
Guide Price £390,000 - £410,000 Freehold



Approximate Floor Area
1,150 sq. ft.
(106.8 sq. m.)

Double Garage
Approximate Floor Area
290 sq. ft.
(27.0 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**



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
- Four Well Proportioned Bedrooms
- Fitted Kitchen
- Spacious Lounge
- Separate Dining Room
- Extremely Generous Mature Plot
- Double Garage & Driveway
- Situated In A Quiet Cul-de-Sac Location
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band D

Description

Iconic are pleased to market this four bedroom detached bungalow located in a tranquil position at the end of a quite cul-de-sac.

Offering mature enclosed gardens, this great property occupies an enviable plot that simply has to be seen.

The accommodation comprises; entrance hallway with door leading to the cloakroom and all other principal rooms. The sitting room is a good size with a large window to the front aspect. The kitchen is fitted with a range of wall and base units with roll top work surfaces above and benefits from a built-in electric oven, separate hob and further space and provision for appliances and a door which leads to the rear garden. There is also a dining room located toward the rear of the property and this benefits from sliding doors which also lead to the rear garden.

There are also four well proportioned bedrooms and a family bathroom which offers a four piece suite comprising of a panel bath, shower cubicle, low level WC and a hand wash basin.

Outside

Outside to the front aspect there is a generous driveway which is shingled and gives access to the double garage with separate up and over doors, electric and storage above. The driveway also gives access to the garden via a wrought iron gate. To the rear the property offers a beautiful mature garden.

Flanked by mature flower and shrub borders, this wonderful space also has many mature trees and has a separate patio area which is perfect for enjoying the afternoon sun.

With so much potential this great detached bungalow is also offered with no onward chain

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 D

Tenure

Freehold

Directions

From the A1042, turn into Lilian Close and follow the road down, turn left where the property can be found straight ahead.

