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**ICONIC**  
ESTATE AGENTS

Bush Road, Hellesdon  
Guide Price £350,000 - £375,000 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 & Improved Family Home
- Three/Four Bedrooms
- En-Suite To Master Bedroom
- Luxury 23ft Open Plan Kitchen/Diner
- 28ft Bay Fronted Lounge/Diner
- Study/Bedroom Four
- Four Piece Family Bathroom Suite
- Ample Parking & Detached Single Garag
- Sunny Enclosed Generous Rear Garden
- EPC Rating C / Council Tax Band C

## Description

Iconic estate agents are pleased to bring to the market this well presented semi detached bay fronted chalet in a sought after Hellesdon location.

The extended property is offered with NO ONWARD CHAIN and boasts accommodation which comprises; entrance hall with doors leading to the downstairs bedroom, study, lounge/diner, family bathroom and kitchen/diner. The 28ft lounge/diner offers a feature fire place and French doors through to the kitchen/diner and a bay to the front aspect. The downstairs double bedroom offers a bay window to the front and a double mirrored fitted wardrobe. There is also a study/bedroom 4, a re-fitted four piece family bathroom suite with separate shower cubicle and a luxury re-fitted 23ft open plan kitchen/diner with a range of integrated appliances and central island.

Upstairs there are two further double bedrooms with the master boasting a modern en-suite shower room.

## Outside

Outside to the front and side there is a shingled driveway offering ample parking and access to the detached single garage.

To the rear there is a spacious sandstone patio area which offers a high degree of privacy and a generous lawn garden area with a range of plant and shrub borders and some mature trees. There is also a garden shed and small patio ideal for barbeques.

The property is located within easy access of the local schools, shops and amenities that Hellesdon has to offer. Iconic strongly advise an internal viewing to avoid disappointment so call today to book you appointment.

## 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

## Tenure

Freehold

## Directions

From the A140 Holt Road, turn left into Middletons Lane and first right into Bush Road. The property can be found indicated by our For Sale Board.

