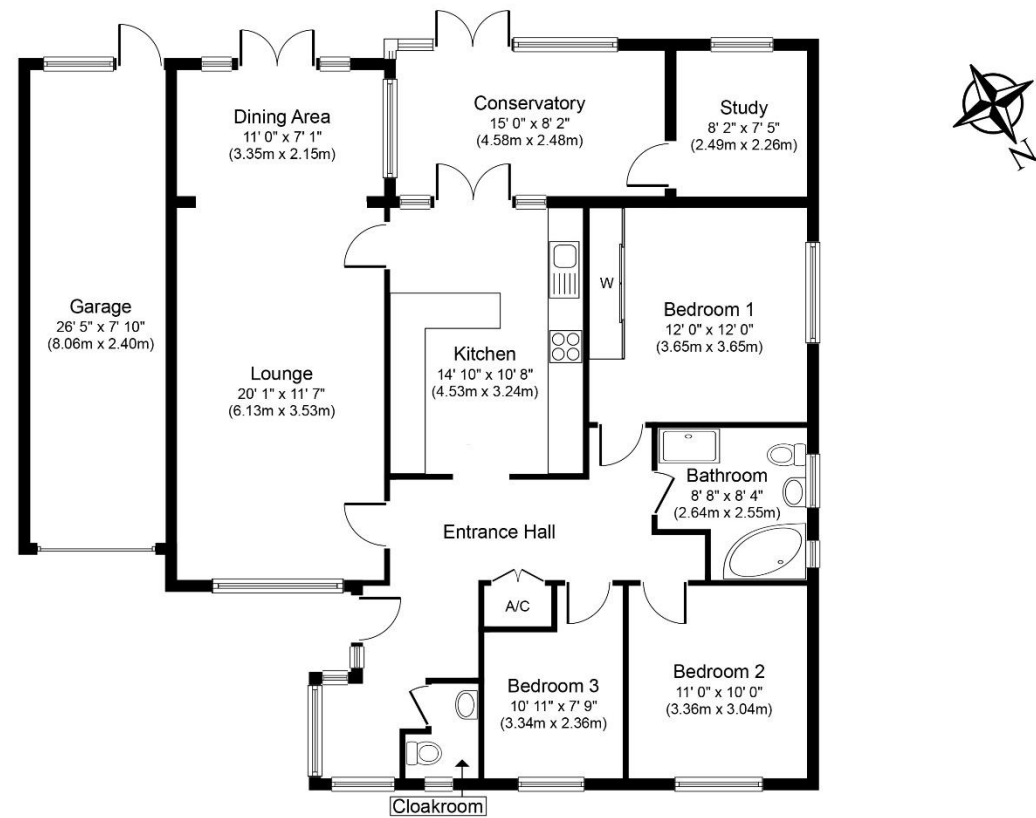


Bramble Avenue, Hellesdon
OIEO £375,000 Freehold



Approximate Floor Area
1,316 sq. ft.
(122.3 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.

- Extended & Improved Detached Bungalow
- Three/Four Bedrooms
- Luxury Fitted Kitchen With Integrated Appliances
- Spacious Lounge With Feature Fireplace
- Conservatory
- Study/Bedroom Four
- Porch & Separate Cloakroom
- Sunny Enclosed Rear Garden
- 26ft Tandem Garage & Ample Parking
- EPC Rating C / Council Tax Band C

Description

*****LIFE ON ONE LEVEL***** Iconic estate agents are pleased to present this immaculately presented detached bungalow in a sought after Hellesdon location.

The deceptively spacious bungalow offers generous accommodation throughout which comprises; recently installed porch entrance with cloak room. The inner hallway gives access to the three good size bedrooms with the master boasting fitted wardrobes, along with the three piece family bathroom, the inner hall further boasts ample storage and a light tunnel. The recently re-fitted luxury kitchen/breakfast has a range of wall and base units with worksurface over to create a breakfast bar, along with a range on integrated appliances and a Velux window for additional lighting. The 20ft lounge boasts a window to the front aspect, feature fireplace and benefits from an extended dining room to the rear.

There is also a 15ft conservatory which overlooks the sunny garden and gives access to the study/bedroom four.

Outside

Outside the property offers ample parking to the front via a shingled driveway and access to the attached 26ft tandem garage along with a small lawned area.

To the rear there is a mature, enclosed private garden that benefits from a sunny aspect, the garden offers a range of plant and shrub borders with a generous lawn area, sunny patio and vegetable plot.

Location

The property is located within easy access of the local schools, shops and amenities that Hellesdon has to offer.

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

Leave Norwich via the Aylsham Road and continue onto Reepham Road heading towards Hellesdon. Turn right into Heather Avenue and left into Bramble Avenue where the property can be found on the left hand side.

