

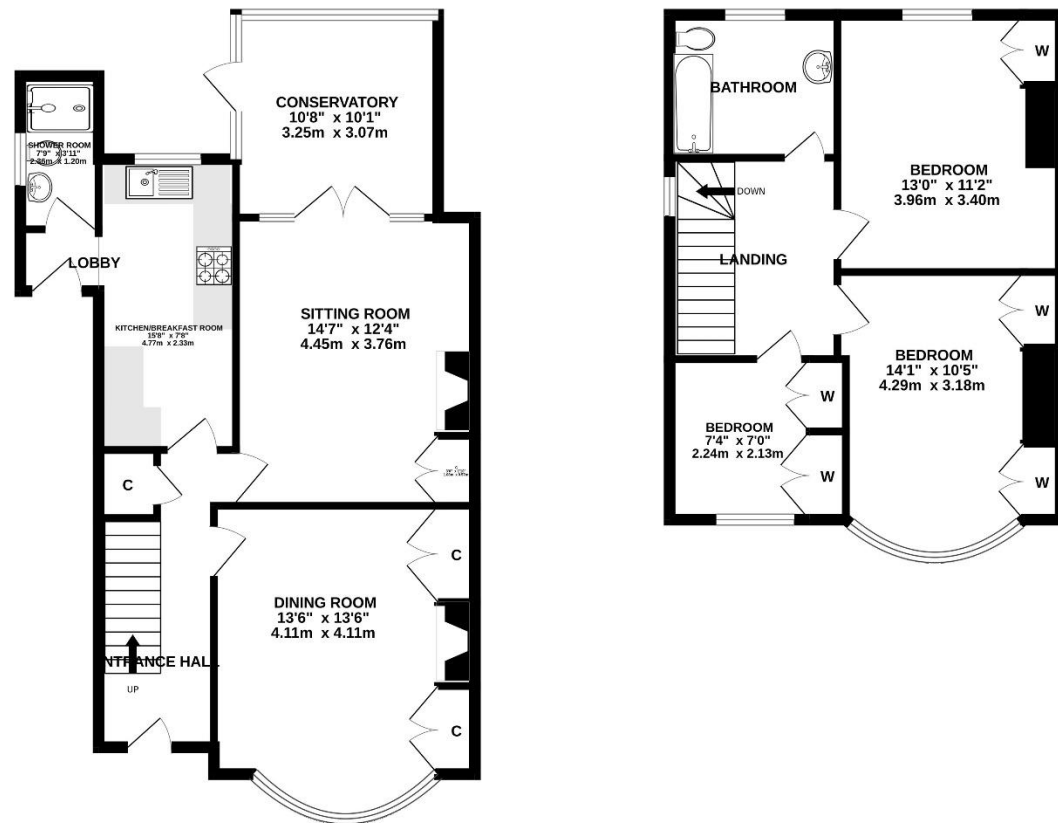


ICONIC
ESTATE AGENTS

Middletons Lane, Hellesdon
OIEO £350,000 Freehold

GROUND FLOOR

1ST FLOOR



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.

- Immaculate Semi Detached House
- Spacious Entrance Hallway
- Three Bedrooms
- Kitchen/Breakfast Room
- Bay Fronted Dining Room

- Lounge & Conservatory
- Three Piece Family Bathroom Suite
- Enclosed Rear Garden
- Driveway Offering Ample Parking
- EPC Rating D / Council Tax Band C

Description

Iconic are pleased to present this immaculate semi-detached house situated in the popular suburb of Hellesdon. Offering an additional downstairs shower room, conservatory and a beautiful landscaped garden.

The full accommodation comprises; spacious entrance hallway, with stairs which rise to the first floor, doors leading to the majority of the ground floor rooms and a storage cupboard. The dining room is located to the front aspect and offers built in storage, a traditional fireplace and a bay window to the front aspect. The sitting room is also a good size and has French doors which lead to the conservatory at the rear which also has a further door leading to the rear garden. There is a fitted kitchen which measures in excess of 14' with a side lobby and door to the shower room offering a modern three piece white suite.

To the first floor there are three well pro-portioned bedrooms which all benefit from additional storage and there is a family bathroom with three piece suite.

Outside

Outside to the front aspect there is a large shingled driveway which provides ample off road parking and is enclosed by timber fencing and mature hedging. To the rear aspect there is a tired garden with the lower level benefitting from a patio area which is perfect for seating and is accessed from the conservatory. Steps from the patio area give access to the lawned garden which is enclosed by timber fencing with flower and shrub borders.

Additionally, there is large log cabin which could be perfect for a home office or games room and there is a further 22' workshop, both have power and lighting.

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, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax C

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Drayton High Road. Turn right at the traffic lights onto Middletons Lane where the property can be found indicated by our For Sale Board.

