

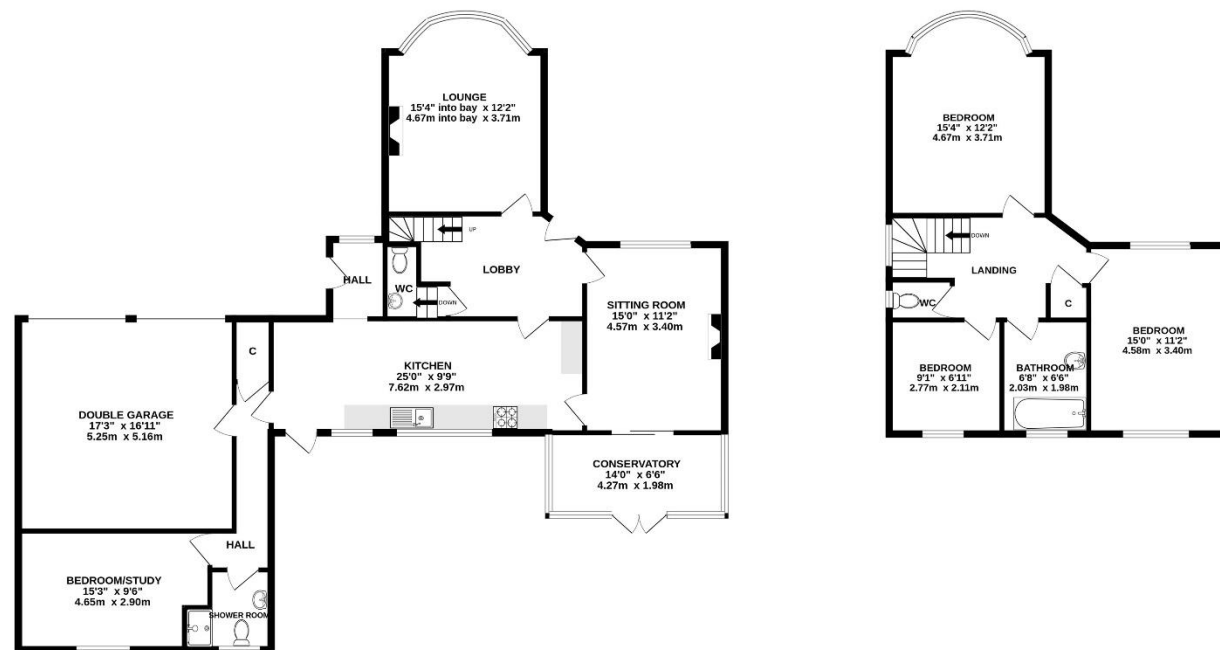
Drayton High Road, Hellesdon
£375,000 Freehold



- Traditional Detached Family Home
- Three/Four Well Pro-Portioned Bedrooms
- Generous 25ft Kitchen
- Bay Fronted Sitting Room
- Conservatory, Separate Dining/Sitting Room
- Study/Bedroom Four
- Family Bathroom & Downstairs Shower Room
- Generous Wrap Around Gardens
- Double Garage & Driveway
- EPC Rating C / Council Tax Band D

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**
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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.

Description

A three/four bedroom property situated in the popular location of Hellesdon.

This attractive home offers fantastic versatile space throughout and is offered with no onward chain. The accommodation comprises; entrance hallway with stairs rising to the first floor, a ground floor cloakroom and doors which lead to the majority of the principal ground floor rooms. There is a good sized sitting room with feature fireplace and sliding doors which lead to the conservatory. The conservatory measure in excess of 14' and features French doors which lead to the rear garden. There is also a separate dining/sitting room with an attractive bay window to the front aspect. The kitchen is a generous space measuring 25' in width and has a range of fitted units with a doorway to the side and rear hallway. The rear hallway gives access to a further bedroom and shower room and the double garage which could be utilised as an annexe subject to the correct planning.

Upstairs there are three well-proportioned bedrooms with the principal bedroom benefitting from a bay window to the front aspect. Furthermore, there is a family bathroom with two piece suite and a separate WC located from the landing.

Outside

Outside the property has a generous driveway to the front aspect which provides ample parking and gives access to the double garage. There are also a range of mature trees and shrubs which offer privacy from the road.

To the rear aspect there is a lawned garden with separate patio area and is all enclosed by timber fencing.

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 E

Tenure

Freehold

Directions

Leave Norwich on the Drayton Road and continue onto Drayton High Road heading towards Hellesdon. The property can be found on the right hand side just before the Middleton Road traffic lights indicated by our For Sale Board.

