



Approximate Floor Area
783 sq. ft
(72.71 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.



ICONIC
 ESTATE AGENTS

Hellesdon Road, Norwich
OIEO £325,000



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
 Norwich **01603 740044**

rightmove

zoopla

onTheMarket



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.

- Modern Detached Bungalow
- Entrance Hallway
- Two Well Proportioned Bedrooms
- Fitted Kitchen
- Lounge/Dining Room
- Tastefully Decorated Throughout
- Beautiful Mature Rear Landscaped Garden
- Private Driveway With Double Timber Gates
- Easy Access To River Wensum Walks
- EPC Rating B / Council Tax Band C

Description

Iconic are delighted to market this modern built detached bungalow located in NR6.

Occupying a quiet position within a quiet cul-de-sac, this lovely home was built in 2019 and the current owner has remodelled the home to a high standard with early viewings essential to avoid disappointment.

The accommodation comprises; entrance hallway with high quality flooring and doors which lead to all principal rooms. The kitchen is fitted with a range of modern wall and base units with quartz worktops above. The kitchen also has a range of integral appliances including and electric oven with hob and extractor above and a separate integral dishwasher. There is also a wall mounted boiler, inset spotlights, high quality flooring and a stunning metal framed glass partition with door which leads to the sitting room. The sitting room also benefits from high quality flooring, inset spotlights and French doors which lead to the rear garden.

Furthermore, there are two well-proportioned bedrooms and a modern family bathroom which comprises a three piece white suite

Outside

Outside to the front aspect the property is approached via a shared driveway which leads to the front access gates.

The recently installed double gates offer great privacy to the home and the driveway is shingled and offers ample off road parking. There are also steps and a ramp which lead to the front door.

Outside to the rear aspect there is a beautiful mature garden which has been landscaped and offers a tranquil retreat for any discerning buyer. Well stocked with a range of mature flowers and shrubs, the garden is tiered and lawned and completely enclosed via timber fencing. As you walk up the garden there is a feature summerhouse/shed with a paved patio seating area perfect for enjoying the evening sun. The current owner has also purchased additional woodland toward the rear aspect of the home which has been left as a natural garden with mature trees and timber fencing surround.

Additionally, the property benefits from fitted blinds throughout, modern double glazing and has the remainder of the NHBC certificate giving any potential buyer peace of mind.

Location

Located just a stone's throw away from the Hellesdon riverside walk along the River Wensum the property is also a short drive from Norwich City centre.

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

Norwich City Council, City Hall, St. Peters Street, Norwich, NR2 1NH
Council Tax C

Tenure

Freehold

Directions

Leave Norwich Road via the Dereham Road heading towards Costessey. Turn right into Marlpit Lane and carry on to the bottom of the road. Turn right into Hellesdon Road where the property can be found on the right hand side.

