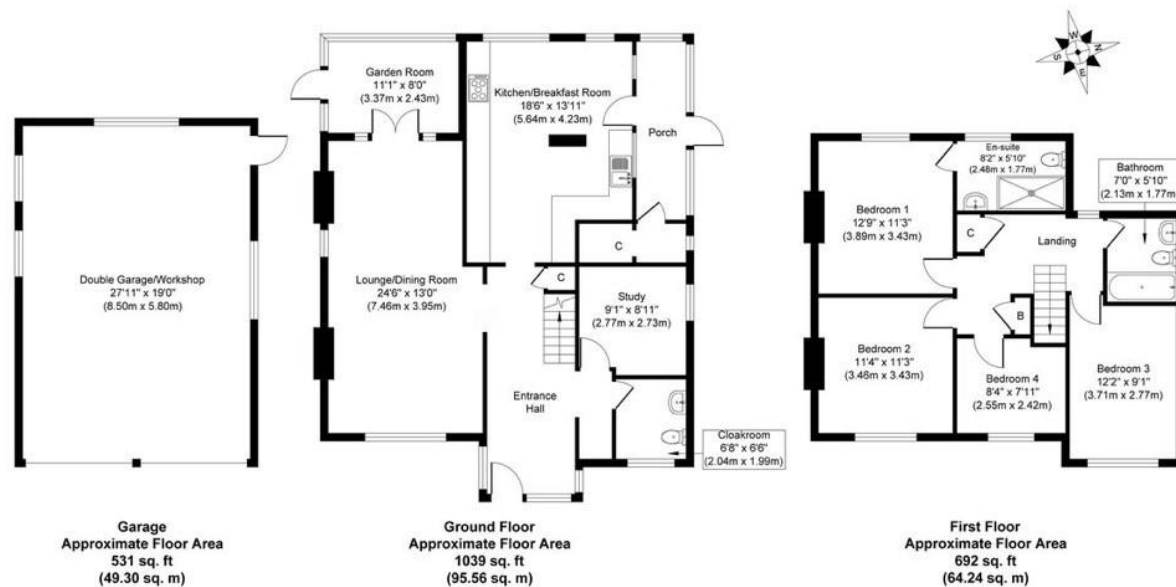


Hellesdon Road, Hellesdon
Guide Price £580,000 - £600,000 Freehold



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**

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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.

- Attractive Family Home
- Hall Entrance With Cloakroom & Study
- Four Bedrooms With Master En-Suite
- Dual Aspect Lounge With Feature Fireplace
- Kitchen/Breakfast Room & Garden Room
- Ample Driveway, Double Garage & Workshop
- Substantial Mature Plot With Views To The Rear
- Completely Modernised Throughout
- Popular Location Close To Woodland Walks
- EPC Rating D / Council Tax Band E

Description

Beautiful four bedroom detached home situated on a generous mature plot.

Completely updated throughout by the current owners, this fantastic family home benefits from truly versatile accommodation throughout and also has a generous driveway with access to the large double garage and workshop.

The accommodation comprises; inviting entrance hallway which offers a staircase rising to the first floor, a storage cupboard and doors which lead to all principal ground floor rooms. From the hallway there is a downstairs cloakroom with two piece suite comprising a low level W/c and a hand wash basin with a vanity unit beneath. Also located from the hallway there is a study/office space which could also be utilised as a snug or further bedroom if required. The sitting room measures in excess of 24' with French doors that lead to the garden room, a feature fireplace and dual aspect windows to the front and side aspect. The garden room benefits from views over the rear garden and has a door to the side aspect. The kitchen/breakfast room also benefits from views out to the rear garden and is fitted with a range of modern wall and base units with work tops above. There are a range of integrated appliances including a dishwasher and a double electric oven with gas hob and extractor fan above. From the kitchen there is a porch to the side aspect with a door leading to the rear garden and access to the good sized storage cupboard.

To the first floor there is a landing with access to all the well proportioned bedrooms, a family bathroom and there is a separate boiler and storage cupboard. The principal bedroom has a modern en-suite which comprises a shower cubicle, low level W/c and a hand wash basin. The other three bedrooms are good sized and located to the front aspect of the home. There is also a family bathroom with three piece white suite.

Outside

Outside to the front aspect the property benefits from being set back from the road and is secluded by mature trees. The carriage driveway has ample parking for multiple vehicles and gives access to the garage/workshop which measures 27'11" x 19'0". To the rear there is a wonderful mature garden set across multiple levels and sure to impress any keen gardener. From the house there is a substantial patio area which is block paved with a retaining brick wall and steps which lead down to the garden. Mainly laid to lawn the garden is well stocked with an array of mature flower and shrub borders and mature trees. There is also a separate children's play area with picket fencing surround and a timber summer house.

Location

With attractive views across Hellesdon Mill this lovely home is also located close to the River Wensum and Sweet Briar Marshes.

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 St,
Norwich, NR2 1NH
Council Tax E

Directions

From Sweet Briar Road, turn into Hellesdon Hall Road and at the junction, turn left onto Hellesdon Road where the property can be found indicated by our For Sale Board.

