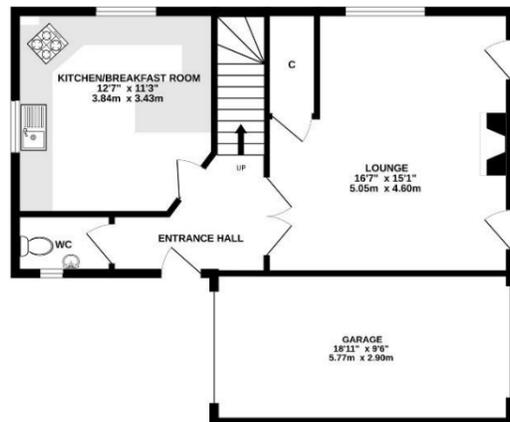




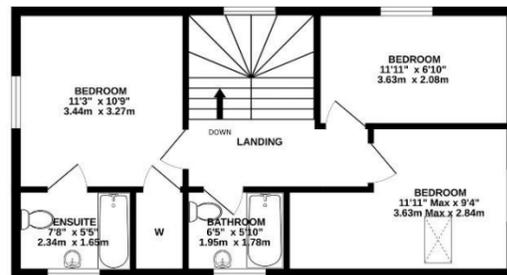
**ICONIC**  
ESTATE AGENTS

Warren Avenue, Hellesdon  
OIEO £325,000 Freehold

GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 sq.m.) approx.

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.

- Well Presented Modern Detached House
- Three Bedrooms With En-Suite To Master
- Modern Kitchen/Breakfast Room
- Spacious Lounge With Log Burning Stove
- Three Piece Family Bathroom Suite

- Sunny Enclosed Rear Garden
- Garage & Ample Parking
- Desirable Hellesdon Position
- Early Viewings Advised
- EPC Rating B / Council Tax Band D

## Description

Iconic estate agents are pleased to bring to the market, this modern three-bedroom detached chalet style property nestled in this desirable Hellesdon position.

This beautifully presented modern property boasts spacious accommodation throughout which comprises; entrance hall with stairs rising to the first floor and doors which lead to the two-piece cloak room, modern kitchen/breakfast room and a spacious lounge. The modern kitchen/breakfast room offers a range of wall and base units with worksurface over along with some integrated appliances and a breakfast bar ideal for everyday dining and entertaining. Step inside the 16ft light and airy lounge, complete with a wood burning stove, dual aspect windows and ample storage.

Upstairs the property comprises three well-proportioned bedrooms with the master offering an en-suite bathroom and fitted a wardrobe. There is also a modern three-piece family bathroom suite which completes the internal accommodation.

## Outside

Externally to the front there is parking via a brick weave and shingle driveway and attached single garage that benefits from two doors giving access to the rear garden if required and an electric roller door.

To the rear there is a panel fence enclosed garden with brick weave pathways and an artificial grass lawn. Furthermore, there is a wooden workshop and undercover barbeque area ideal for outdoor relaxation and entertaining.

## 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.

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

## 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 D

## Tenure

Freehold

## Directions

From the Cromer Road, turn into Heather Avenue and right into Warren Avenue.

