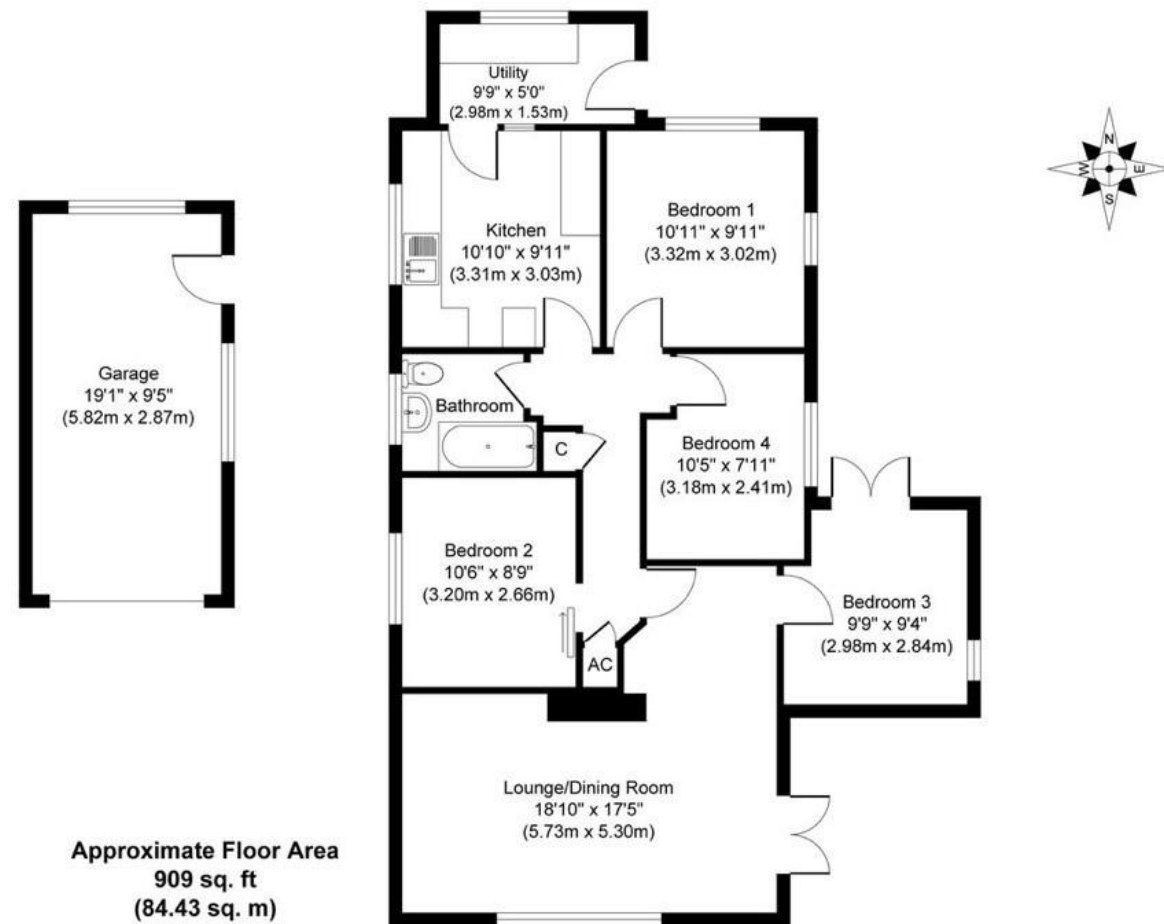




ICONIC  
ESTATE AGENTS

Sadler Road, Hellesdon  
GUIDE PRICE £300,000-£325,000  
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.

- Detached Bungalow
- Four Well Proportioned Double Bedrooms
- Re-Fitted Kitchen With Separate Utility
- Spacious L-Shaped Lounge/Dining Room
- Modern Three Piece Family Bathroom
- Private Rear Garden
- Garage & Driveway Offering Ample Parking
- Stylishly Updated Throughout
- Located Close To Local Shops & Amenities
- EPC Rating D / Council Tax Band C

## Description

Iconic are delighted to present this superb four-bedroom detached bungalow, occupying a generous corner plot in the ever-popular suburb of Hellesdon.

Well decorated throughout and boasting a recently re-fitted kitchen, this spacious home offers versatile accommodation, a private rear garden, and ample parking, making it ideal for families and downsizers alike.

Internally, the property features a bright and airy L-shaped sitting room measuring over 18 feet, complete with a charming feature fireplace and French doors leading to the garden, which also serve as the main entrance to the home. From here, a door leads directly into bedroom three which also enjoys garden access via French doors opening onto a decked seating area, perfect for morning coffee or evening relaxation.

The accommodation continues with three further double bedrooms, all generously proportioned and finished in tasteful decor. The modern family bathroom is well-appointed with a three-piece suite including a panelled bath with shower over, low-level W/C and hand wash basin. At the heart of the home is the re-fitted kitchen which boasts a range of sleek wall and base units with ample worktop space and room for appliances. A door from the kitchen leads into a useful utility room, providing further space for white goods and direct access to the rear garden.

## Outside

Externally, the property continues to impress. The front aspect is laid to shingle, providing ample off-road parking and access to the 19-foot garage. The private rear garden is a tranquil oasis, mainly laid to lawn and enclosed by timber fencing, with well-stocked flower and shrub borders. Multiple seating areas, including a decked terrace, patio, and a charming pergola, create the perfect setting for outdoor entertaining. A range of outbuildings also provide excellent storage or workshop options.

## 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

## Directions

From Reepham Road, turn into Cottinghams Drive and follow the road around where it becomes Gowing Road. Turn left into Sadler Road where the property can be found indicated by our For Sale Board.

