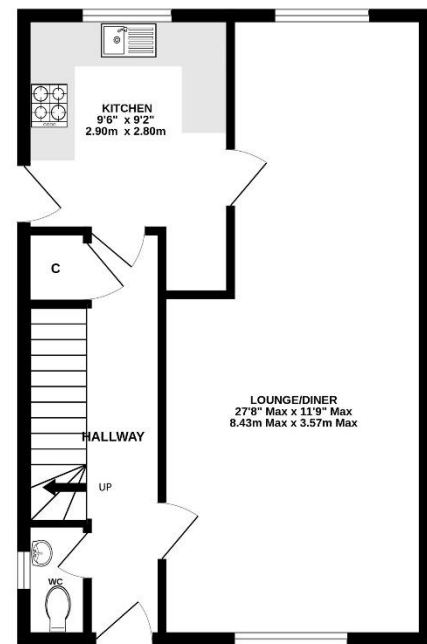




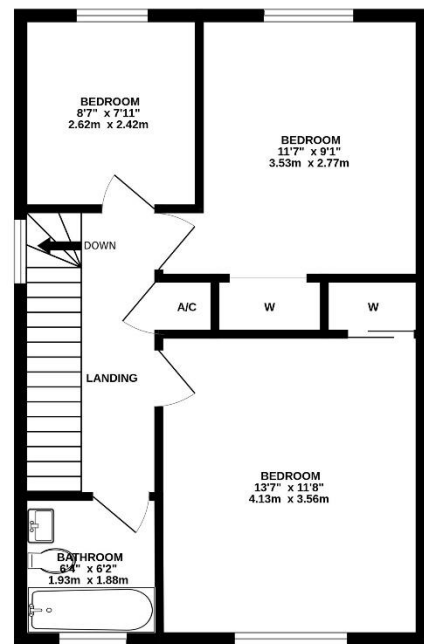
**ICONIC**  
ESTATE AGENTS

Bush Road, Hellesdon  
OIEO £300,000 Freehold

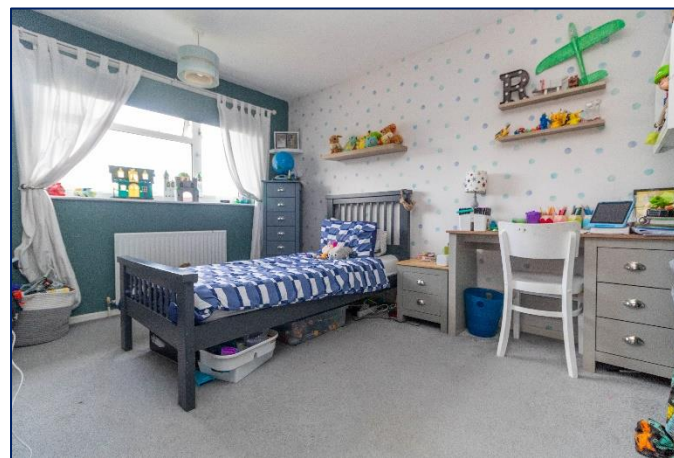
GROUND FLOOR



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**  
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.

- Semi Detached Family Home
- Three Bedrooms
- Kitchen
- 27ft Open Plan Lounge/Dining Room
- Family Bathroom
- Re-Fitted Downstairs Cloakroom
- Enclosed Rear Garden
- Garage & Driveway
- Requested Hellesdon Location
- EPC Rating Tbc / Council Tax Band C

## Description

Iconic estate agents are delighted to offer for sale this well presented three-bedroom semi-detached family home situated in a desirable Hellesdon position.

The property offers deceptively spacious accommodation throughout which comprises; entrance hall with stairs rising to the first floor along with a two-piece modern cloakroom and doors to the lounge/diner, kitchen and understairs storage. The 27ft open plan lounge/diner boasts dual aspect windows for a flow of natural light with the designated dining section to the rear of the property. The kitchen offers a range of wall and base units with worksurface over, there is also an integrated gas hob, electric oven and grill with space for a washing machine.

Upstairs there are three generous bedrooms off the landing with two boasting fitted wardrobes and a three-piece family bathroom suite.

## Outside

Outside to the front there is a generous lawn garden and ample driveway which gives access to the single garage, whilst to the rear, there is an enclosed garden which is mostly laid to lawn.

## Location

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

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

## Tenure

Freehold

## Directions

Leave Norwich via the Aylsham Road and continue onto Reepham Road. Turn left into Middletons Lane and right into Bush Road where the property can be found indicated by our For Sale Board.

