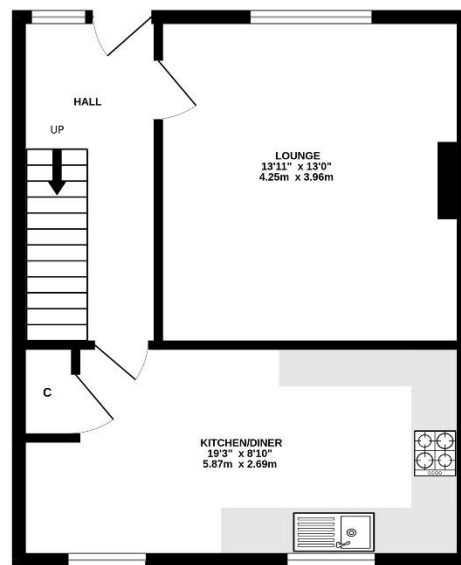
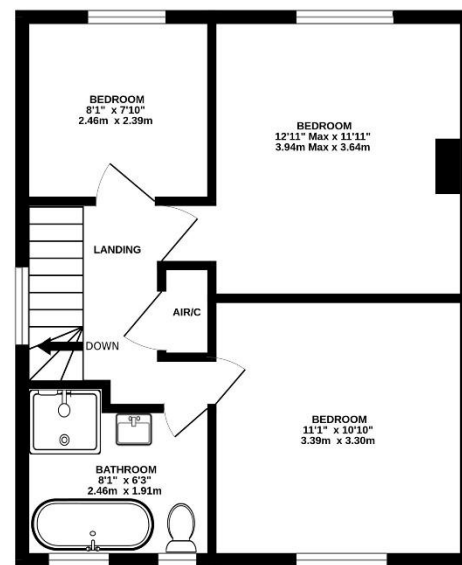


GROUND FLOOR



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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ICONIC
ESTATE AGENTS

Meredith Road, Hellesdon
OIEO £325,000 Freehold



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

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

rightmove

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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.

- Immaculately Presented Family Home
- Hall Entrance
- Re-Fitted Kitchen/Diner
- Spacious Lounge
- Three Bedrooms
- Luxury Four Piece Family Bathroom Suite
- Generous Enclosed Sunny Rear Garden
- Driveway Offering Ample Parking
- Close To Local Amenities
- EPC Rating D / Council Tax Band C

Description

Iconic estate agents are pleased to offer for sale this immaculately presented semi-detached family home situated in this desirable Hellesdon position.

The property has undergone substantial renovations and is ready to move into, so we strongly suggest an internal viewing to avoid disappointment.

The property boasts accommodation that comprises; entrance hall with stairs rising to the first floor with doors to the lounge and kitchen/diner. The 13ft lounge offers a front facing aspect and is ideal for a night in front of the TV, while the recently re-fitted open plan kitchen/diner offers a range of wall and base shaker style units with worksurface over along with integrated appliances.

Upstairs there are three generous bedrooms off the landing and a re-fitted luxury four-piece bathroom suite with a stand-alone bath, hand basin w/c and separate shower cubicle.

Outside

Outside to the front there is ample parking for several vehicles via a brick weave driveway while to the rear there is a very generous sunny garden which is panel fence enclosed with ample lawn area and patio ideal for entertaining

Location

The property is located within easy access of the local schools, shops, public transport and all other amenities that the local area benefits from.

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 the Reepham Road, turn into Gowing Road and left into Meredith Road where the property can be found indicated by our For Sale Board.

