



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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ICONIC  
ESTATE AGENTS

Gowing Road, Hellesdon  
OIEO £280,000 Freehold



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.

- Spacious & Extended Semi Detached Bungalow
- Two Double Bay Window Bedrooms
- Kitchen/Breakfast Room
- Spacious Sitting/Dining Room
- Four Piece Bathroom Suite
- West Facing Garden
- Detached Garage Plus Driveway
- Generous Corner Plot Wrap Around Gardens
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band C



## Description

Iconic are delighted to present this spacious and extended three-bedroom bungalow, occupying a generous corner plot in the sought-after residential location of Hellesdon.

Offered with no onward chain, this well-presented home boasts ample living space, excellent off-road parking, and a detached garage to the rear. The accommodation comprises a welcoming entrance hallway with access to all principal rooms and a useful storage cupboard. The property offers two well-proportioned double bedrooms to the front aspect, both featuring attractive bay windows and built-in wardrobes. The third bedroom is a single room with a side aspect window, ideal as a home office or guest room. To the rear, the extended sitting/dining room stretches over 24ft, providing a versatile and light-filled living space with French doors opening onto the garden. The generous kitchen/breakfast room is fitted with a range of wall and base units, offering plenty of workspace, room for a dining table, and access to the rear lobby. From here, you'll find the spacious bathroom complete with a four-piece white suite, and a further door leading to the garden.

## Outside

Externally, the bungalow sits on a wraparound plot with gardens to the front, side, and rear. The west-facing rear garden is mainly laid to lawn with well-stocked shrub borders and is enclosed by timber fencing. A side gate leads to a charming side garden planted with established fruit trees.

The detached single garage is accessed via a private driveway to the rear, offering excellent parking for multiple vehicles.

## 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

## Tenure

Freehold

## Directions

Leave Norwich via the Aylsham Road and continue onto Reepham Road heading towards Hellesdon. Turn right into Gowing Road where the property can be found indicated by our For Sale Board.

