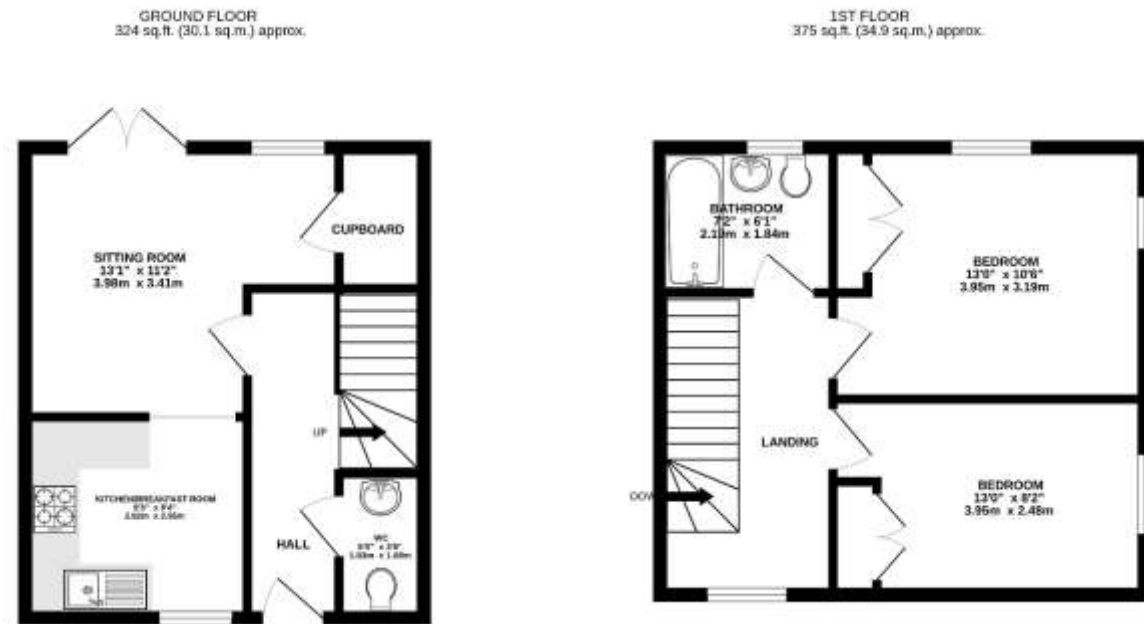


Carrowbreck Road, Hellesdon  
OIEO £280,000 Freehold



**TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.**

We have every attempt 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.  
Made with Midropix 5/2020



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

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

rightmove

zoopla

onTheMarket.com

THE GUILD  
PROPERTY  
PROFESSIONALS

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.

- Modern Semi Detached Passivhaus Eco Home
- Two Double Bedrooms With Built-In Wardrobes
- Open Plan Sitting Room & Kitchen/Breakfast Area
- Modern Family Bathroom & Cloakroom
- Insulated Home Office With Power & Water
- Enclosed Rear Garden With Patio Area
- Driveway Offering Off Road Parking
- High Spec German Design
- Quiet Location Opposite Woodland
- EPC Rating B / Council Tax Band B

## Description

### MODERN PASSIVHAUS ECO HOME

Iconic Estate Agents are delighted to offer for sale this impressive two-bedroom semi-detached Passivhaus eco home, ideally positioned within a small and exclusive enclave in the highly sought-after NR6 location.

Designed to a high German Passivhaus specification, the property enjoys an enviable outlook directly opposite tranquil woodland, combining contemporary living with sustainability and energy efficiency. The well-planned accommodation comprises an inviting entrance hallway with a downstairs cloakroom, staircase to the first floor, and access to the main living space. The generously proportioned sitting room enjoys a bright and airy feel and features doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. This space flows effortlessly into the modern open-plan kitchen/breakfast area, which benefits from a striking feature window overlooking the woodland. The kitchen is fitted with a range of stylish wall and base units and includes integrated appliances.

To the first floor are two well-proportioned bedrooms, each benefitting from built-in wardrobes. The spacious landing provides access to a contemporary family bathroom, finished to a high standard.

## Outside

Externally, the property offers a driveway providing ample off-road parking. The enclosed rear garden is mainly laid to lawn with a separate patio area, ideal for outdoor entertaining. In addition, the property benefits from a fully insulated home office, complete with double glazing, water supply and electricity, making it an ideal space for home working, a studio, or hobby room.

An internal viewing is highly recommended to fully appreciate the quality, location, and eco-credentials of this exceptional home.

## 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 B

## Tenure

Freehold

## Directions

Leave Norwich via the A1067 Drayton Road and continue over the inner ring road heading towards Taverham. Continue pass Hellesdon Hospital taking the left hand turn onto Carrowbreck Road follow the road and take the first right onto Carrowbreck Close, again take the right hand turn where the property can be found on the right hand side.

Agents Notes: There is an annual service charge approx. £250 pa.

