



Broom Avenue, Hellesdon Norwich NR6 6LG

welcome to

Broom Avenue, Hellesdon Norwich

William H Brown are thrilled to present this beautifully refurbished three-bedroom bungalow, perfectly positioned in a quiet corner of a secluded cul-de-sac in the ever-popular area of Hellesdon. This home offers a rare combination of privacy, style, and standout outdoor space.



Accommodation

This is a property that instantly impresses. Having been fully modernised throughout, every room has been carefully updated to create a sleek, contemporary home that is completely move in ready. The accommodation is bright, fresh, and thoughtfully laid out, offering a fantastic balance of comfort and practicality across a single level. Each room flows effortlessly, making it perfectly suited for both relaxed day to day living and hosting family and friends. But where this home truly excels is outside, the rear garden is simply exceptional, a generous, private space that the current vendor has cherished and invested in. It offers endless potential, whether you're entertaining guests, enjoying summer evenings, or just relaxing in your own peaceful retreat. Rarely do properties offer such a generous and versatile outdoor area, making this a genuine standout feature of the home. Positioned at the end of a quiet cul-de-sac, the setting provides both privacy and tranquillity, while still being conveniently located within easy reach of local shops, schools, and transport links into Norwich.

Entrance Porch

External entrance door opening into porch, upvc double glazed window to front, internal glazed window and door opening to lounge.

Lounge

Dual aspect upvc double glazed windows to side and front, wood burning stove, radiator, original wood flooring, doors opening to inner hallway and kitchen.

Inner Hallway

Storage cupboard, doors opening to all three bedrooms and bathroom.

Kitchen

A newly fitted and comprehensive range of wall and base units with solid wood tops, tiled splash backs, butler sink, integrated induction hob, extractor hood, space for fridge freezer, and plumbing for washing machine, upvc double glazed window to side aspect and external entrance door to rear aspect.

Bedroom One

Upvc double glazed window to front aspect, original wood flooring, and radiator.

Bedroom Two

Upvc double glazed window to rear aspect, original wood flooring, and radiator.

Bedroom Three

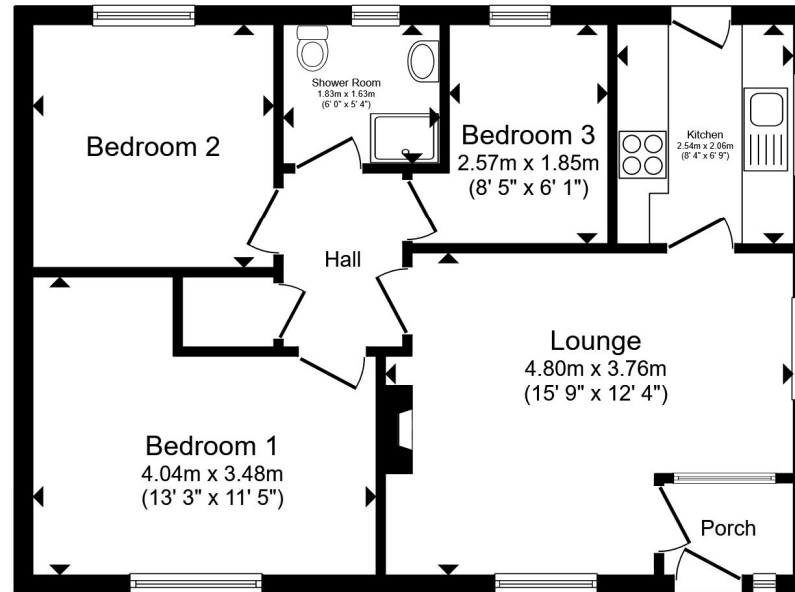
Upvc double glazed window to rear aspect, original wood flooring and radiator.

Shower Room

Suite comprising shower cubical, tiled flooring, vanity unit with inset wash basin, wc, and upvc double glazed window to rear aspect.

Outside

To the front of the property is an established generous lawn with gated access to side aspect and enclosed by mature hedging. This complemented to the rear by a beautifully tended garden with an array of planters, shrubs and established trees, enclosed by panelled fencing and hedging, there is also a delightful summer house and storage shed, to both enjoy the summer months and for keen gardeners.



Total floor area 55.0 m² (592 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Broom Avenue, Hellesdon Norwich

- Stunning Fully Refurbished
- Three Bedroom Detached Bungalow
- Secluded Cul-de-Sac
- Sleek, Modern Family Kitchen
- Wood Burning Stove

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£350,000

directions to this property:

From W H Brown office in Hellesdon, proceed along the Reepham Road in the Norwich city direction and at the roundabout, continue straight over, also Reepham Road and take the second left-hand turn into Hawthorne Avenue and turn right, and as the road bears round you join Broom Avenue where the property can be found.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103602 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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