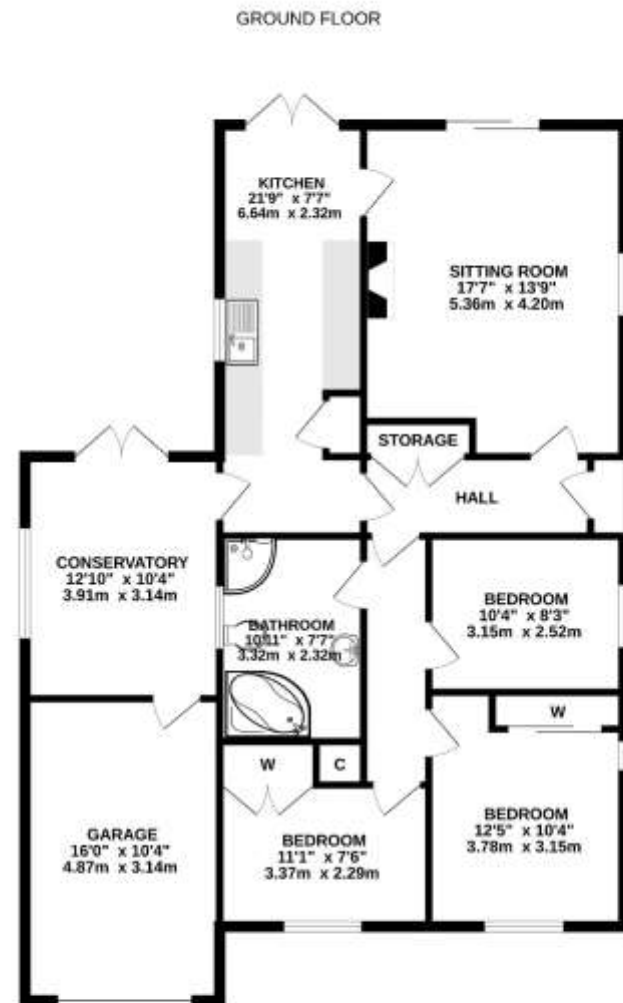


Prince Andrews Road, Hellesdon  
OIEO £340,000 Freehold



Before every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, materials and appliances shown hereon are not intended and no guarantee is given as to their operability or efficiency when in use.  
Made with Metropix 12/20



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

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

rightmove

ZOOPLA

nTheMarket.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.

- Detached Three Bedroom Bungalow
- Fitted Kitchen & Dining Space
- Spacious Sitting Room
- Conservatory
- Four Piece Family Bathroom Suite

- Generous Rear Garden
- Garage & Driveway
- Sought After Hellesdon Location
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band C

## Description

An attractive three-bedroom detached bungalow situated on a popular road within the sought-after suburb of Hellesdon.

Offered with no onward chain, this excellent property boasts a larger-than-average rear garden, and early viewing is highly recommended.

The accommodation comprises an entrance hallway with a useful storage cupboard and doors leading to all principal rooms. The sitting room is well-proportioned and features a charming fireplace, along with sliding doors opening directly onto the rear garden. The kitchen is fitted with a range of modern wall and base units and offers ample space for a dining table, creating an ideal family dining area. Doors from the kitchen provide access to the rear decking and garden. In addition, the kitchen leads into a conservatory, which benefits from French doors opening onto the garden and a further door providing internal access to the single garage.

There are three generously sized bedrooms, with both the principal and second bedrooms benefiting from built-in wardrobes. The family bathroom is fitted with a four-piece white suite, comprising a panelled bath, separate shower cubicle, low-level WC, and wash hand basin.

## Outside

Externally, the rear garden is a particular feature of the property, being larger than average and predominantly laid to lawn, enclosed by timber fencing. There is also a raised decking area and a patio, providing excellent spaces for outdoor seating and entertaining.

To the front, the property offers a low-maintenance garden and a driveway providing off-road parking, which in turn leads to the single garage.

## 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 are all connected.

## Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF  
Council Tax C

## Directions

From Cromer Road, Hellesdon. Turn right into Heath Crescent and right into Prince Andrews Road where the property can be found indicated by our For Sale Board.

