



18 Bernham Road | Hellesdon | Norwich | NR6 5QQ

Price Guide £270,000

****GUIDE PRICE: £270,000 - £280,000**** A beautifully presented two-bedroom bungalow, perfectly situated in the highly sought-after suburb of Hellesdon. Offering a spacious and thoughtfully arranged layout, this home is ideal for downsizers, second-time movers, or anyone seeking convenient single-level living close to local amenities, schools, and transport links.

The property opens via a porch into a generous bay-fronted living room, flowing into a modern kitchen/diner with fitted units and integrated appliances. At the rear, a bright conservatory provides extra living space and overlooks the garden. Two double bedrooms and a contemporary family bathroom complete the interior.

Externally, there is a lawned front garden and driveway with space for multiple vehicles, a secure gated entrance, fully enclosed rear garden, carport, and garage – providing excellent parking and storage.

A fantastic opportunity in a popular location – early viewing is strongly recommended.





Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

Accommodation Comprises

Door to

Entrance Porch

Opening to

Living Room 19'1" x 10'9"

Bay fronted UPVC double glazed window, radiator, electric fireplace and opening to

Kitchen/Dining Room 19'1" x 9'10"

Fitted wall and base units with worktops over, space for washing machine and free standing cooker, fridge freezer and tumble dryer. UPVC window, door to rear garden and door to

Conservatory

Door to rear garden

Inner Hallway

Doors to bedrooms and shower room.

Shower Room

Shower cubicle, hand wash basin, low level WC, radiator, UPVC double glazed window to rear.

Bedroom One 16'4" x 8'7"

UPVC window and radiator.

Bedroom Two 12'2" x 9'10"

UPVC window and radiator.

Outside

To the front there is a large driveway providing ample parking leading to a carport and shigled from garden with flower beds.

To the rear the garden is mainly laid to lawn with a patio area. There are two sheds and access to the garage.

Local Authority

Broadland District Council - Tax Band B

Tenure

Freehold

Utilities

Ultrafast Broadband available.
Mains gas, electric and water.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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