



**23 Vera Road | | Hellesdon | NR6 5HU**

## Offers In Excess Of £280,000

Tucked away on a quiet residential road in the ever-popular suburb of Hellesdon, Gilson Bailey are delighted to present this beautifully extended three-bedroom semi-detached family home. Immaculately presented throughout, this attractive property offers spacious and versatile living accommodation.

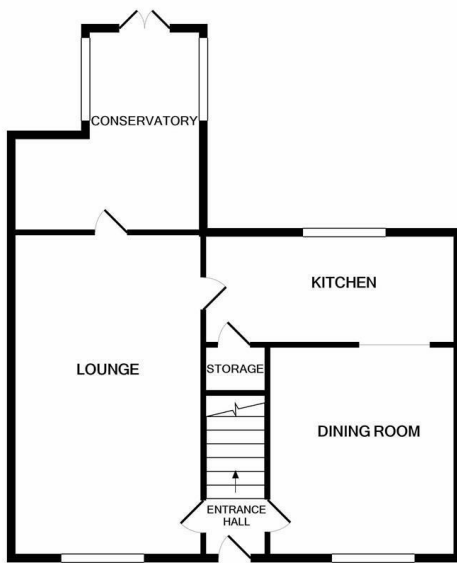
The ground floor comprises a welcoming entrance hall, a bright and spacious lounge, a well-appointed kitchen, separate dining room and a conservatory that enjoys lovely views over the rear garden – creating a wonderful flow of living space, ideal for modern family life and entertaining. On the first floor, there are three generously sized bedrooms and a stylish family bathroom featuring a stunning roll-top bath, adding a touch of elegance to the home.

Externally, the property continues to impress. To the front, a driveway provides valuable off-road parking, while to the rear lies a beautifully maintained and generously sized garden. Offering a patio seating area and plenty of lawn space, the garden is perfect for hosting family gatherings, entertaining guests, or simply relaxing in a private and peaceful setting.

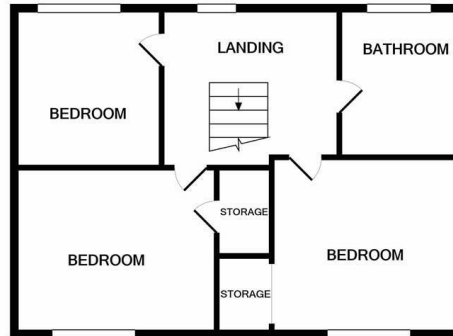
Further benefits include gas fired central heating, double glazing throughout, and the home's excellent condition, making it ready to move straight into. With its sought-after location close to local amenities, schools and transport links, this fantastic property is sure to appeal to a wide range of buyers and would make the perfect family home. An internal viewing is highly recommended to fully appreciate all that this home has to offer.



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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### 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

Front door to:

#### Entrance Hall

With doors to lounge, dining room and stairs to first floor.

#### Lounge 19'5" x 10'11"

Double glazed window to front, radiator, fireplace, door to conservatory.

#### Dining Room 10'11" x 9'6"

Double glazed window to front, radiator.

#### Kitchen 14'3" x 5'10"

Fitted wall and base units with work tops over, sink and drainer, space for cooker with extractor over, space for washing machine, fridge and freezer, double glazed window to rear, storage cupboard, boiler.

#### Conservatory 13'3" x 12'9"

Brick and uPVC construction with patio doors to garden, radiator.

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 10'11" x 9'9"

Double glazed window to front, radiator, storage cupboard.

#### Bedroom Two 10'11" x 10'2"

Double glazed window to front, radiator, cast-iron fireplace, storage cupboard.

#### Bedroom Three 8'10" x 7'11"

Double glazed window to rear, radiator.

#### Bathroom

Freestanding bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window to rear.

#### Outside Front

Driveway for off-road parking, enclosed by brick walling.

#### Outside Rear

Timber decking, large lawned area, patio seating area, mature plants and shrubs, enclosed by hedging and timber fencing.

#### Local Authority

Broadland District Council, Tax Band C.


#### Tenure

Freehold

#### Utilities

Full fibre broadband available.  
Mains water and electric.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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