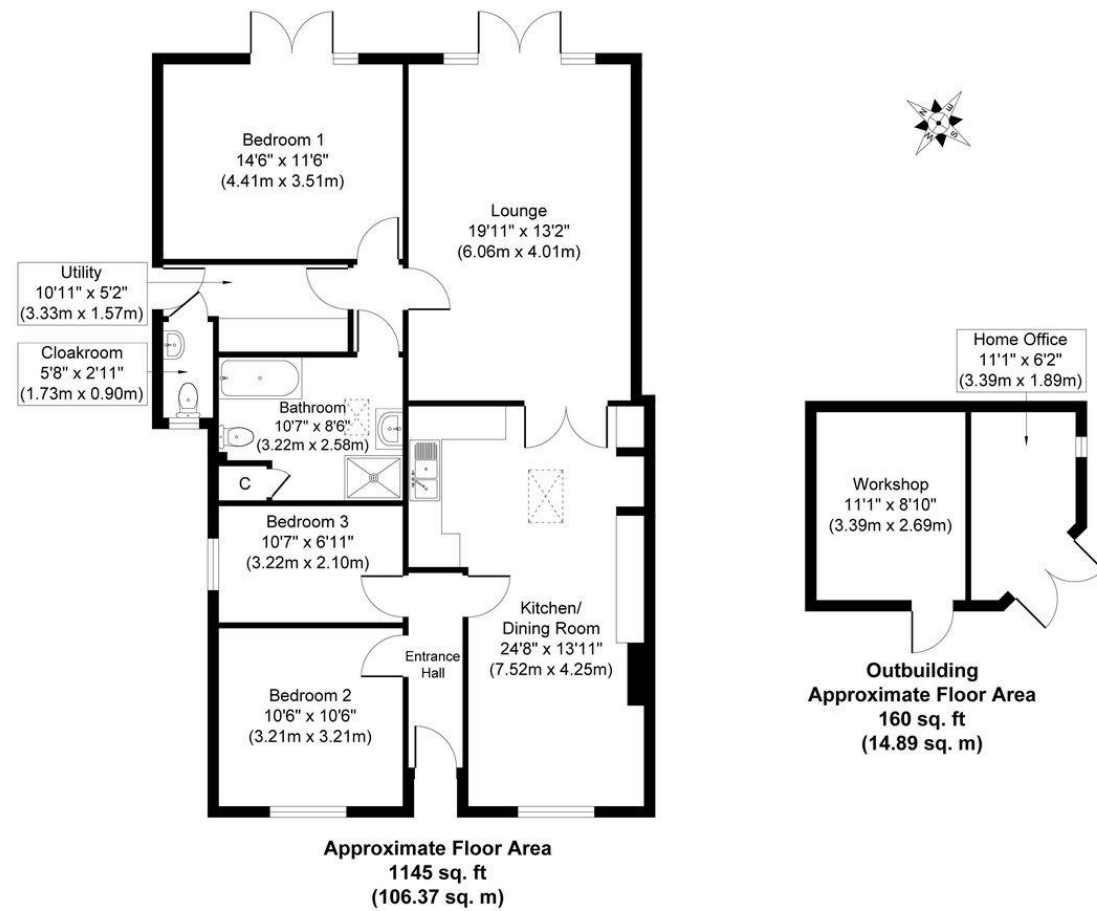




ICONIC
ESTATE AGENTS

Bush Road, Hellesdon
Guide Price £400,000 Freehold



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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

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



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.

- Exceptional Semi Detached Bungalow
- Three Bedrooms
- Stunning 24ft Kitchen/Dining Room
- Spacious Lounge
- Stylish Family Bathroom
- Mature Garden With Lawn & Patio
- Detached Out Building With Office & Workshop
- Beautifully Modernised Throughout
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band C

Description

An exceptional three-bedroom bungalow in Hellesdon, offered with no onward chain. This delightful home has been tastefully modernised and updated throughout by the current owners, presenting a superb opportunity for buyers seeking a property ready to move straight into. Early viewing is highly recommended.

Occupying a generous and well-balanced plot, the property offers spacious and versatile accommodation throughout. The heart of the home is the impressive 24ft kitchen/dining room, a fantastic entertaining space featuring inset spotlights, original wooden flooring, and ample space for appliances. The room offers plenty of space for dining and socialising, making it ideal for modern family life and hosting guests.

The generous lounge is bright and welcoming, with French doors leading through to the sitting room, creating a wonderful flow of space and flexibility for both relaxing and entertaining.

There are three well-proportioned bedrooms, including a particularly spacious principal bedroom, all served by a stylish and contemporary family bathroom fitted with a modern three-piece suite. The bathroom has been finished to a high standard, featuring a walk-in shower, low level WC and a striking wash hand basin, complemented by elegant tiling and a clean, contemporary design.

Further enhancing the internal accommodation is a useful utility room and cloakroom, adding practicality and convenience for modern living.

In addition, the property benefits from a detached outbuilding, currently arranged as a workshop and home office, offering fantastic potential for those working from home, running a business, or requiring additional hobby space.

Outside

Externally, the property continues to impress. The bungalow enjoys a long and well-maintained rear garden, featuring a large patio area ideal for outdoor dining and entertaining, a well-kept lawned garden, and an abundance of mature flower and shrub beds that provide colour, privacy, and a wonderful sense of established greenery.

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 C

Directions

Leave Norwich via the Aylsham Road and continue onto Cromer Road. Turn left into Middletons Lane and take the first turning left into Bush Road where the property can be found indicated by our For Sale Board.

