

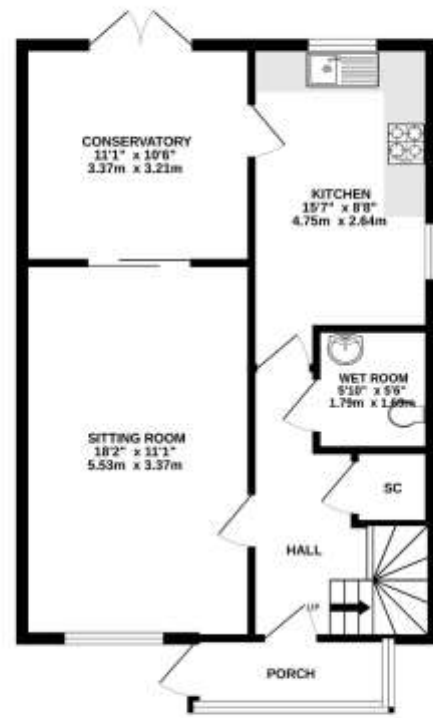


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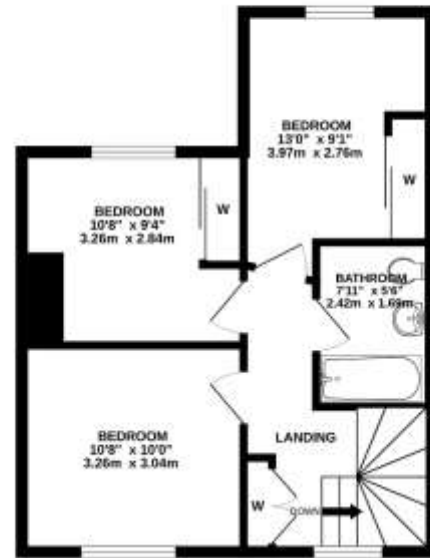
Waldemar Avenue, Hellesdon
Guide Price £300,000 - £325,000 Freehold



GROUND FLOOR
597 sq. ft. (55.5 sq. m.) approx.



1ST FLOOR
435 sq. ft. (40.4 sq. m.) approx.



TOTAL FLOOR AREA: 1032 sq. ft. (95.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of plots, elevations, rooms and any other being an 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 specifications shown here are those noted and no guarantee as to their operability or efficiency can be given.
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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.

- Detached Family Home
- Three Bedrooms
- Kitchen & Dining Space
- Spacious Sitting Room
- Conservatory

- South Facing 90ft (stms) Rear Garden
- Garage & Driveway
- Popular Hellesdon Location
- Offered With No Onward Chain
- ECP Rating D / Council Tax Band C

Description

A superb three-bedroom detached home, ideally situated in the popular suburb of Hellesdon, offered to the market with no onward chain.

Boasting a generous south-facing rear garden extending to over 90ft (STMS), ample off-road parking, and well-proportioned accommodation throughout, this is an excellent opportunity for families and downsizers alike.

The accommodation begins with a welcoming entrance hall, featuring a useful storage cupboard, staircase rising to the first floor, and doors leading to the principal ground floor rooms. The sitting room is a spacious and comfortable reception area, with sliding doors opening into the conservatory, creating an ideal space for relaxing or entertaining. The kitchen/dining room is well proportioned and fitted with a range of wall and base units with work surfaces over, offering ample space for appliances and a dining table. A window enjoys views over the rear garden, while a further door provides direct access to the conservatory. Also to the ground floor is a practical wet room, fitted with a shower, low-level WC, and wash hand basin. The conservatory can be accessed from both the sitting room and kitchen and enjoys French doors opening onto the rear garden, providing an excellent additional reception space with pleasant garden views.

To the first floor, the landing includes a further storage cupboard and doors leading to all three bedrooms and the family bathroom. All three bedrooms are well proportioned, while the bathroom is fitted with a white three-piece suite comprising a panelled bath, low-level WC, and wash hand basin.

Outside

Externally, the front of the property offers a low-maintenance driveway providing off-road parking for several vehicles. To the rear is a truly attractive and mature enclosed garden, beautifully stocked with established flowers, shrubs, and planting. Enjoying a desirable south-facing aspect, this impressive outdoor space offers a high degree of privacy and is perfect for gardening, family enjoyment, or entertaining.

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

From the A140 Cromer Road, turn into Waldemar Avenue where the property can be found indicated by our For Sale Board.

