



*Floor area stated has been made in excess of the actual area of the property. Dimensions 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 a guide to the approximate position. The amount, layout and appliances shown have not been tested and no guarantee is given for their operation or reference to the plan.
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ICONIC
 ESTATE AGENTS

Riverside Close, Hellesdon
 Guide Price £350,000 - £375,000 Freehold



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.

- Extended Detached Bungalow
- Four Bedrooms
- En-Suite To Bedroom Three
- Modern Fitted Kitchen
- Spacious Open Plan Sitting/Dining Room
- South Facing Mature Garden
- Tandem Garage
- Driveway Offering Ample Parking
- Offered With No Onward Chain
- EPC Rating C / Council Tax Band C

Description

A beautifully presented and generously extended four-bedroom detached bungalow, ideally positioned on the highly sought-after Riverside Close.

Offered to the market with no onward chain, this exceptional home also benefits from a mature, south-facing rear garden.

The accommodation begins with a welcoming entrance porch leading into a spacious main hallway, from which the majority of the principal rooms can be accessed.

To the front of the property are two well-proportioned double bedrooms, one of which benefits from a range of built-in wardrobes. The third bedroom features two built-in storage cupboards, one housing the boiler, and enjoys the added advantage of an en-suite shower room, fitted with a shower cubicle, low-level WC, and wash hand basin. Bedroom four is also a good size and offers a rear aspect view into the snug/sun room. A true highlight of the home is the impressive L-shaped open-plan sitting/dining room. This bright and versatile space is enhanced by a feature fireplace and a large window overlooking the rear garden. There is also a generous storage cupboard with space for an American-style fridge/freezer, along with access to both the kitchen and snug. The snug provides a cosy additional reception area with direct access to the garden. The modern kitchen is well-appointed with a range of contemporary units and worktops, an integrated electric oven with grill, and space for further appliances. It also benefits from a side window and a door leading out to the rear garden.

Completing the internal accommodation is a family bathroom fitted with a three-piece suite comprising a panel bath, low-level WC, and wash hand basin.

Outside

Externally, the front of the property features an enclosed garden with ample hardstanding, providing off-road parking for multiple vehicles. Iron gates lead to a further courtyard area and give access to a tandem garage, which also includes a side access door. To the rear, the property boasts a beautiful south-facing garden, thoughtfully landscaped with established flowers, shrubs, and mature trees. The garden is enclosed by a combination of timber fencing and brick walls and includes a patio area ideal for outdoor seating and 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 are all connected.

Local Authority

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

Directions

From Low Road, Hellesdon, turn into Riverside Close and follow the road around where the property can be found on the left hand side.

