



ICONIC
ESTATE AGENTS

Mountfield Avenue, Hellesdon
OIEO £280,000 Freehold



GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, costs and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. 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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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 Chalet Bungalow
- Three/Four Bedrooms
- Kitchen/Dining Room In Excess of 23'
- Fourth Bedroom Potential plus Study
- Popular Hellesdon Location

- No Onward Chain
- Mature Enclosed Rear Garden
- Garage & Ample Parking
- Council Tax Band E
- EPC Rating E / Council Tax Band C

Description

We are delighted to present this attractive three/four bedroom detached chalet bungalow, set on a generous plot in the ever-popular area of Hellesdon. Offered with no onward chain, this extended home has been well maintained throughout and provides flexible accommodation to suit a range of lifestyles. Upon entering, the hallway leads to the majority of the ground-floor rooms. The sitting room is a bright and comfortable space, enhanced by a feature fireplace and an elegant bay window to the front aspect. The main bedroom also sits to the front, benefiting from its own bay window and offering a peaceful retreat.

To the rear, the impressive kitchen/dining room extends over 23 feet and is fitted with a variety of wall and base units, providing excellent storage and workspace. There is ample room for appliances and a family dining table, with direct access out to the rear garden. An additional reception room offers superb versatility, featuring stairs to the first floor and the potential to be used as a study area and separate fourth bedroom if desired.

Completing the ground floor is a family bathroom with a three-piece suite which comprises a panel bath, low level WC and a hand wash basin. Upstairs, the first-floor landing provides access to two further bedrooms, both equipped with Velux windows and useful eaves storage.

Outside

Outside, the property boasts a generous shingled driveway with ample parking and access to the garage. Mature borders and a brick retaining wall with steps create an attractive approach to the front door. The rear garden is a true highlight—fully enclosed, non-overlooked and beautifully established, offering the perfect setting for relaxing or gardening.

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 Norwich city centre, head northwest towards Hellesdon via Aylsham Road or Reepham Road. Continue straight into Hellesdon, then turn onto Mountfield Avenue, situated just off Reepham Road. The area is easily accessible by car or local bus routes and is approximately 10–15 minutes from the city centre.

