



**10 Meadow Close | | Norwich | NR6 6XY**

**Guide Price £265,000**

**\*\* GUIDE PRICE £265,000 - £275,000 LINK DETACHED HOUSE IN A PEACEFUL CUL-DE-SAC\*\*** Gilson Bailey are delighted to present this well-presented and versatile 2/3 bedroom link-detached home, peacefully positioned within a quiet cul-de-sac in the highly sought-after suburb of Hellesdon. Offering flexible accommodation ideal for modern living, the ground floor comprises an entrance hall, comfortable lounge, fitted kitchen, bright conservatory and a dining room/optional third bedroom, perfect for those seeking additional reception space or ground floor living. Upstairs, there are two well-proportioned bedrooms and a contemporary bathroom off the landing. Externally, the property benefits from a substantial driveway providing ample off-road parking, leading to a large storage room (formerly the garage), along with an enclosed rear garden ideal for relaxing or entertaining. With double glazing, gas central heating (new boiler fitted in January 2026) and presented in excellent condition throughout, this superb home would make an ideal first-time purchase or a perfect downsize opportunity. Early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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, fixtures and appliances shown here are not guaranteed and no guarantee as to their operation or condition can be given. Made with Metropac (2020)

### 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

Doors to lounge, kitchen, dining room/bedroom and stairs to first floor.

#### Lounge 17'8" x 10'4"

Double glazed window, two radiators.

#### Kitchen 12'4" x 7'4"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, radiator, door to rear.

#### Conservatory 13'0" x 6'9"

Double glazed construction with door to garden.

#### Dining Room/Bedroom 12'4" x 9'10"

Sliding patio doors, radiator.

#### First Floor Landing

Doors to two bedrooms and bathroom.

#### Bedroom One 12'4" x 9'10"

Double glazed window, radiator.

#### Bedroom Two 10'4" x 9'6"

Double glazed window, radiator, eaves.

#### Bathroom

Panelled bath with shower over, WC, hand wash basin, heated towel rail, frosted double glazed window.

### Outside Front

Large driveway providing ample off road parking leading to a storage room which was formerly the garage.

### Outside Rear

Patio area, lawned garden, mature plants and shrubs, sheds, enclosed by timber fencing.

### Local Authority

Broadland District Council, Tax Band C.

### Tenure

Freehold

### Utilities


Fibre to the property.

Mains gas, water and electric.

### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	

**Local Authority**

Broadland District Council, Tax Band C

**Tenure**

Freehold

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.