

Gowing Road, Hellesdon  
OIEO £315,000 Freehold



TOTAL FLOOR AREA: 911 sq.ft. (84.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of stairs, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for guidance purposes only and should be read in conjunction with any prospectus provided. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency and for their safety.



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

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

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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.

- Attractive Detached Bungalow
- Three Bedrooms
- Kitchen With Pantry Cupboard
- Spacious Conservatory
- Well Proportioned Dual Aspect Sitting Room
- Modern Three Piece Shower Room
- Mature Enclosed Rear Garden
- Garage & Driveway Providing Off Road Parking
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band C

## Description

An attractive three-bedroom detached bungalow situated in the popular village of Hellesdon.

Offered with no onward chain, this well-presented home benefits from a private and mature rear garden, making it an ideal choice for a range of buyers. Early viewing is highly recommended to fully appreciate the accommodation on offer. The property is entered via an entrance hallway which opens into an inner hallway, with a further door leading to the sitting room. The inner hallway provides access to a useful storage cupboard, all three bedrooms, the shower room and the kitchen.

The sitting room is a well-proportioned space featuring a fireplace and dual aspect windows to the front and rear, allowing for an abundance of natural light. The kitchen is fitted with a range of wall and base units and offers ample space for appliances, along with a useful pantry cupboard and a door leading into the conservatory. The conservatory is a generous size and enjoys French doors opening directly onto the rear garden.

All three bedrooms are well-proportioned, and the accommodation is completed by a modern shower room fitted with a contemporary three-piece suite.

## Outside

Externally, the property is set back from the road with a mature front garden featuring a variety of borders and low-maintenance slate areas. A driveway provides ample off-road parking and leads to a single garage positioned to the rear. The enclosed rear garden is well established and offers a high degree of privacy, with timber fencing, raised planting beds, a greenhouse and a timber shed.

## 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

## Tenure

Freehold

## Directions

Leave Norwich via the Aylsham Road and continue onto Reepham Road heading towards Hellesdon. Turn right into Gowing Road where the property can be found indicated by our For Sale Board.

