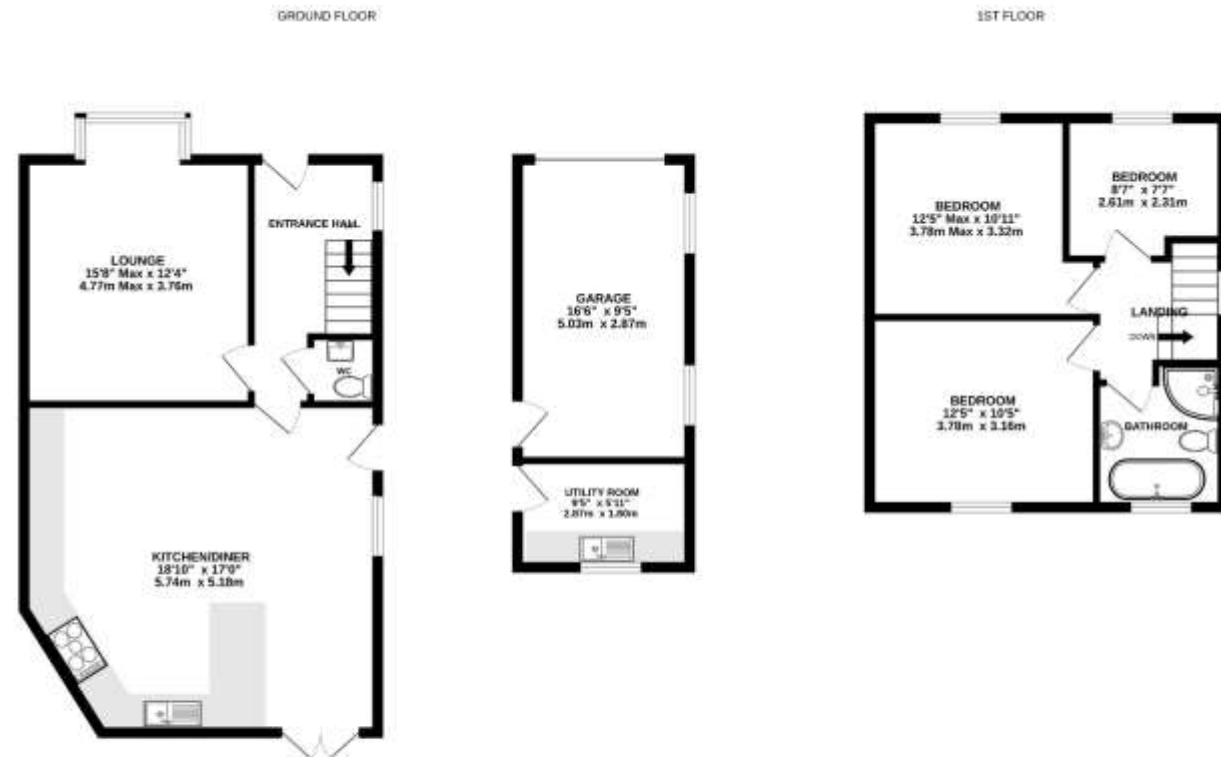




ICONIC  
ESTATE AGENTS

Links Avenue, Hellesdon  
Guide Price £280,000 - £300,000 Freehold



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration 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 & Improved Semi Detached Home
- Spacious Hall Entrance
- Three Bedrooms
- Luxury Open Plan Kitchen/Diner
- Bay Fronted Lounge
- Re-Fitted Four Piece Family Bathroom
- Landscaped Rear Garden
- Garage & Ample Parking
- Sought After Location
- EPC Rating Tbc / Council Tax Band C

## Description

Iconic estate agents are delighted to offer for sale this extended and beautifully improved semi-detached family home, ideally positioned in the highly sought-after area of Hellesdon.

This deceptively spacious property offers well-planned accommodation throughout, perfect for modern family living. The ground floor comprises a welcoming entrance hall with stairs rising to the first floor, alongside access to the lounge, cloakroom, and impressive kitchen/diner. The generous 15ft lounge features a charming bay window to the front aspect, creating a bright and comfortable living space ideal for families. To the rear, the property has been thoughtfully extended to provide a stunning kitchen/diner, fitted with a stylish range of wall and base units complemented by solid wood work surfaces and a breakfast bar. There is ample space for dining, side access, and French doors opening directly onto the rear garden, allowing for seamless indoor-outdoor living.

Upstairs, there are three well-proportioned bedrooms, all served by a recently updated four-piece family bathroom suite. This luxurious space includes a standalone bath, separate shower cubicle, WC, and hand basin.

## Outside

Externally, the property continues to impress. To the front, there is ample off-road parking along with access to a single garage, which benefits further from an attached utility room to the rear.

The rear garden has been attractively landscaped, featuring a spacious patio area ideal for entertaining, alongside a lawned area, all fully enclosed by panel fencing for privacy.

## 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.

A fantastic opportunity to acquire a spacious and stylish family home in a popular residential location.

## 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 Reepham Road, turn into Links Close and left into Links Avenue where the property can be found on the right hand side.

