



18 Boundary Avenue | | Norwich | NR6 5HY

Guide Price £260,000

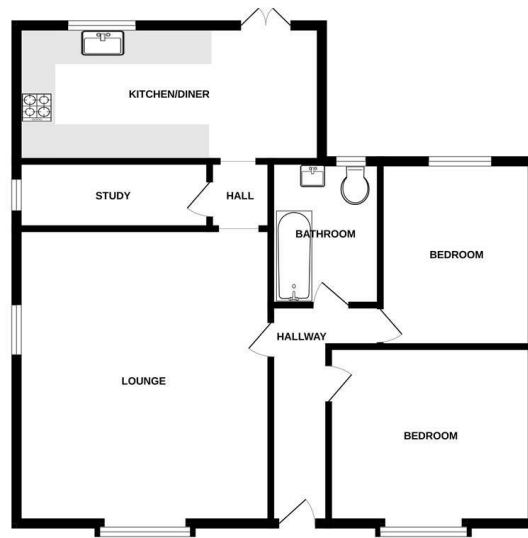
****GUIDE PRICE £260,000 - £270,000**** Gilson Bailey are delighted to present this beautifully renovated two-bedroom detached bungalow, tucked away in a quiet cul-de-sac in the highly sought-after suburb of Hellesdon. Finished to an exceptional standard throughout and offered with no onward chain, this stunning home is perfect for first-time buyers or those looking to downsize without compromising on style or space.

The accommodation comprises a welcoming entrance hall, bright and comfortable lounge, sleek modern kitchen/diner, stylish bathroom, separate study, and two well-proportioned bedrooms. Outside, the property boasts a large shingled driveway providing ample off-road parking, an outbuilding offering excellent storage or hobby space, and a private, mature rear garden providing a peaceful retreat.

Further benefits include double glazing, gas central heating, and immaculate presentation throughout, making this home ready to move straight into. Early viewing is highly recommended to appreciate the quality and location of this superb bungalow.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, boundaries, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metaplan (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, two bedrooms and bathroom.

Lounge 16'6" x 10'10"

Two double glazed windows, two radiators.

Kitchen/Diner 19'0" x 8'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, patio doors, double glazed window, radiator.

Bathroom 7'4" x 6'6"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom One 10'11" x 10'1"

Double glazed window, radiator.

Bedroom Two 10'8" x 7'9"

Double glazed window, radiator.

Study 10'10" x 4'6"

Double glazed window, radiator.

Outside Front

Large shingled driveway providing ample off road parking.

Outside Rear

Shingled and paved seating area, lawned garden, mature plants and shrubs, outbuilding, enclosed by timber fencing.

Local Authority

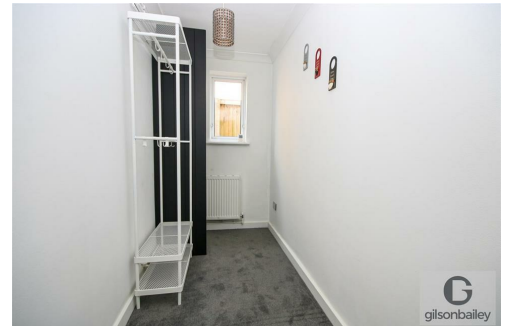
Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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