

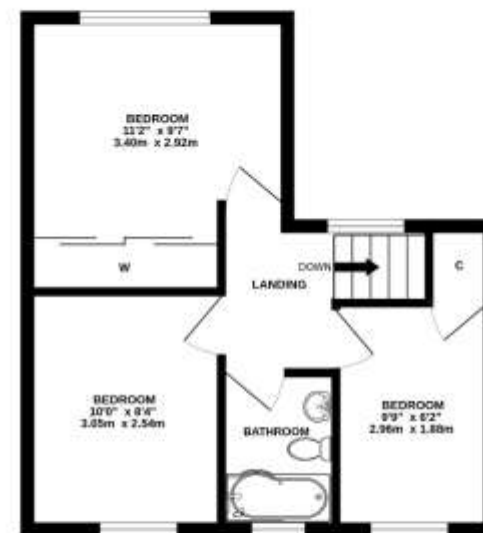
Lilian Close, Hellesdon
OIEO £325,000 Freehold



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 operating 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**

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THE GUILD
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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.

- Recently Renovated Detached Family Home
- Three Well Proportioned Bedrooms
- Re-Fitted Kitchen
- 22ft Lounge/Diner
- Re-Fitted Three Piece Family Bathroom Suite
- Study/Home Office
- Private Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Offered With No Onward Chain
- EPC Rating C / Council Tax Band C

Description

Offered with no onward chain, Iconic Estate Agents are delighted to bring to the market this recently renovated three-bedroom detached family home, ideally positioned within a quiet cul-de-sac in the popular Hellesdon area.

Presented in excellent condition throughout, the property offers well-proportioned accommodation, a beautifully re-fitted kitchen and a private rear garden. Early internal viewing is strongly advised.

The accommodation comprises; entrance hall with stairs rising to the first floor, doors leading to the lounge/diner and kitchen, together with useful understairs storage. The beautifully re-fitted kitchen boasts a range of wall and base units with work surfaces over and a selection of integrated Bosch appliances, including an induction hob and oven along with a dishwasher and an integrated fridge freezer. An archway leads through to the dining area of the impressive 22ft lounge/diner, creating a fantastic space for both everyday families living and entertaining. The spacious lounge area benefits from a window overlooking the front aspect and French doors opening directly onto the private rear garden.

To the first floor, there are three well-proportioned bedrooms accessed from the landing, with the principal bedroom benefiting from fitted wardrobes. The accommodation is further complemented by a recently re-fitted three-piece family bathroom suite.

Outside

Outside, the property further benefits from a converted garage, which is now utilised as a useful study/home office, together with a separate storage area to the front. A personal door provides convenient access to the study.

To the front, there is a driveway providing off-road parking alongside a lawned garden. The enclosed rear garden offers a high degree of privacy and comprises a lawned area, established shrub borders and fencing, making it an ideal space for families and outdoor entertaining. With its recent renovations, generous 22ft lounge/diner, useful home office, private rear garden and no onward chain, this is a property that should be viewed internally to be fully appreciated.

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 Mile Cross Lane, turn into Lilian Close where the property can be found indicated by our For Sale Board.

