







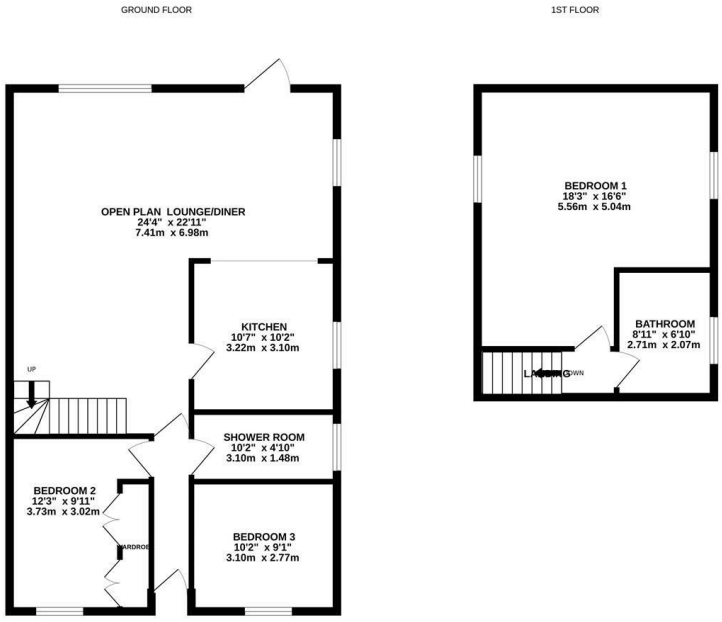
90 Hercules Road | Hellesdon | Norwich | NR6 5HJ

Guide Price £315,000

GUIDE PRICE: £300,000 - £325,000 **DETACHED CHALET BUNGALOW ON A SPACIOUS PLOT OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this substantial and versatile, three bedroom detached chalet bungalow, occupying a generous plot in the highly sought-after suburb of Hellesdon and offered with the added advantage of no onward chain. Providing spacious and flexible accommodation across two floors, the ground floor comprises a welcoming entrance hall, bright and generously proportioned open-plan lounge/diner, fitted kitchen, modern shower room and two bedrooms, offering plenty of scope for family living, guests or home working. Upstairs, there is a further spacious bedroom and bathroom off landing, creating an ideal private space away from the main accommodation. Outside, the property really stands out with a large driveway providing ample off-road parking, while to the rear is a substantial and private garden, offering fantastic space for relaxing, entertaining and family enjoyment, together with a large garage providing excellent storage or further potential. Further benefits include double glazing and gas central heating. Combining a generous plot, adaptable accommodation, impressive outside space and a desirable Hellesdon location, this fantastic chain-free home offers plenty of potential and is likely to appeal to a wide range of buyers, so be quick to book a viewing.

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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 illustrative 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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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/diner, two bedrooms and shower room.

Lounge/Diner 24'3" x 23'5"
Double glazed windows to rear and side, three radiators, door to rear, stairs to first floor and opening to

Kitchen 10'6" x9'8"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine radiator and double glazed window.

Shower Room
Walk-in shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 12'2" x 9'9"
Double glazed window, radiator, built in wardrobe.

Bedroom Three 10'2" x 9'0"
Double glazed window, radiator.

First Floor Landing
Doors to bedroom one and bathroom.

Bedroom One
Two Double glazed windows, radiator.

Bathroom
WC, hand wash basin, bath, Double glazed window.

Outside Front
Large driveway providing off road parking and lawned garden.

Outside Rear
Lawned garden, patio area, pond, garage, enclosed by fencing and hedging.

Local Authority
Broadland District Council - Tax Band C

Tenure
Freehold

Utilities
Ultrafast Broadband available.

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.

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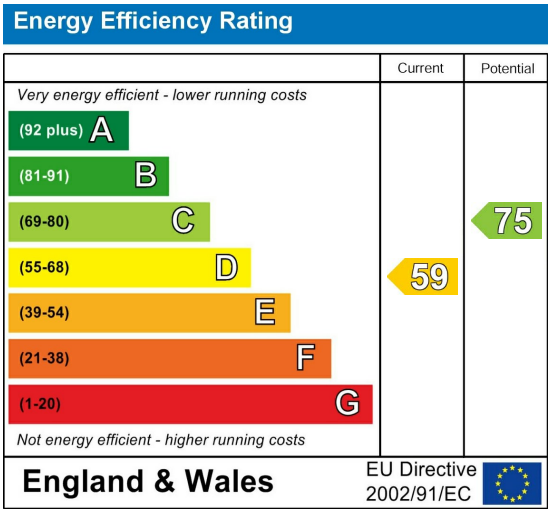












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Tenure

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.