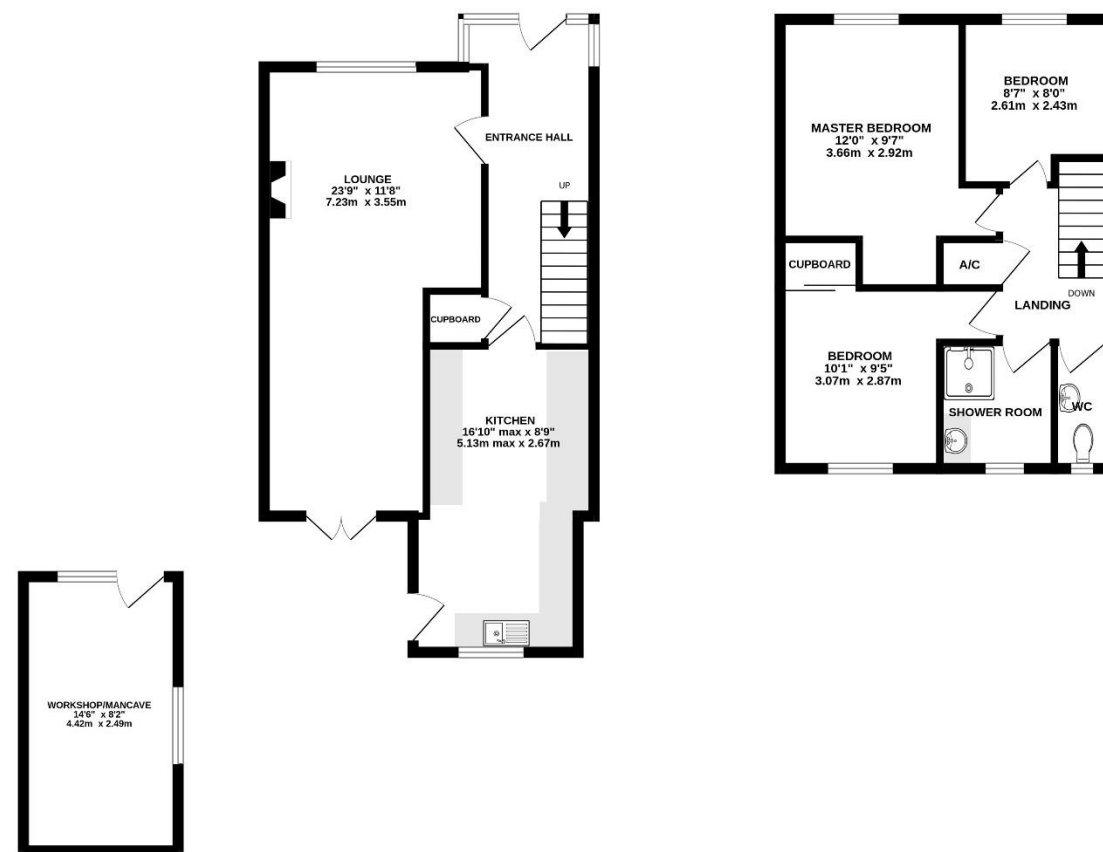


GROUND FLOOR

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 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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ICONIC
ESTATE AGENTS

Cottinghams Drive, Hellesdon
£280,000 Freehold



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

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

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THE GUILD
PROPERTY
PROFESSIONALS

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 Semi Detached Family Home
- Three Bedrooms
- Spacious Lounge/Diner
- Extended Kitchen
- Shower Room

- Mancave/Office
- Sunny Low Maintenance Rear Garden
- Ample Parking
- Sought After Hellesdon Location
- EPC Rating C / Council Tax Band C

Description

Iconic estate agents are delighted to offer for sale this well presented semi-detached family home in a sought after position in Hellesdon.

The property is located within easy access to the local shops, schools and amenities that Hellesdon has to offer. The accommodation comprises; entrance hall with stairs rising to the first floor and doors to the extended kitchen and lounge/diner.

The spacious 23ft lounge/diner boasts French doors to the sunny garden and the modern extended 16ft kitchen offers a breakfast bar and space for the utilities. Upstairs offers three bedrooms off the landing with the master boasting fitted wardrobes and a cloakroom and separate modern shower room.

Outside

Outside the property offers off road parking to the front with some additional parking to the side (this currently houses a spacious shed).

To the rear there is a low maintenance enclosed sunny garden with a patio area and also a 14' x 8' man cave which was previously the garage, this has been plastered and decorated out and could be used as a workshop, office or games room for children.

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, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133 Council Tax C

Tenure

Freehold

Directions

Leave Norwich via Aylsham Road and continue onto Reepham Road heading towards Hellesdon. Turn right into Cottinghams Drive where the property can be found on the right hand side.

