



**35 Hercules Road | | Norwich | NR6 5HQ**

**Guide Price £280,000**

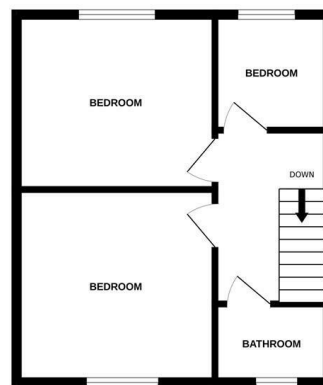
**\*\* NO CHAIN \*\* MODERNISED EXTENDED SEMI DETACHED HOUSE \*\*** Gilson Bailey are delighted to offer this superbly presented and extended, three bedroom semi-detached house, perfectly positioned in the highly sought after suburb of Hellesdon. Having been thoughtfully modernised throughout, this fantastic home offers a wonderful blend of stylish contemporary living, generous accommodation and superb outside space, making it an ideal choice for a wide array of buyers. The ground floor comprises a welcoming entrance hall which flows through to a modern fitted kitchen and impressive open-plan lounge/diner, creating a bright, sociable space perfect for everyday family life and entertaining. On the first floor there are three well-proportioned bedrooms and a stylish modern bathroom off landing. Outside, the property continues to impress with a large driveway providing ample off-road parking and leading to a garage, while to the rear is a fantastic, large and mature garden, offering plenty of space for relaxing, entertaining and enjoying the warmer months. Further benefits include double glazing, gas heating and the advantage of having been modernised throughout, allowing the lucky new owners to move straight in and enjoy. Combining stylish interiors, excellent living space, generous parking and a wonderful garden in a highly desirable Hellesdon location, this superb property would suit a wide array of buyers, from first-time purchasers to growing families, so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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

Open access to:

**Kitchen 27'9" x 6'7"**

**Lounge 11'11" x 9'8"**

**Dining Room 12'0" x 11'6"**

### First Floor Landing

Doors to three bedrooms and bathroom.

**Bedroom One 11'5" x 10'0"**

**Bedroom Two 11'5" x 9'10"**

**Bedroom Three 8'2" x 7'5"**

**Bathroom 6'0" x 4'6"**

## Outside Front

Shingled driveway providing off road parking leading to a garage.

## Outside Rear

Lawned garden, mature plants and shrubs, enclosed by timber fencing.

## Local Authority

Broadland District Council, Tax Band C.

## Tenure

Freehold

## Utilities

Fibre to the property.

Mains gas, water and electric.

## 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.



#### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            | <b>82</b>                                                                           |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            | <b>49</b>                  |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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