

The floor plan shows a care home layout with the following rooms and dimensions:

- RECEPTION:** 7'2" x 6'5" (2.18m x 1.95m)
- TREATMENT ROOM:** 13'0" x 9'5" (3.96m x 2.87m)
- WC:** Located near the Reception area.
- KITCHEN:** 12'10" x 9'11" (4.22m x 3.01m)
- LOUNGE/DINER:** 20'3" x 16'7" max (6.17m x 5.05m max)
- UTILITY ROOM:** 13'6" x 7'2" (3.95m x 2.18m)
- BATHROOM:** Located near the Kitchen and Utility Room.
- HALL:** Central hallway connecting various rooms.
- LOBBY:** Located near the Hall.
- W.C.:** Located near the Lobby.
- W:** Windows, indicated in several rooms.
- CONSERVATORY:** 25'11" x 11'0" (7.90m x 3.36m)
- RIGHT WING:**
 - STORE:** Located at the top right.
 - BATHROOM:** 8'8" x 5'0" (2.68m x 1.52m)
 - KITCHEN/DINER:** 13'10" x 9'5" (4.21m x 2.87m)
 - BEDROOM:** 9'7" x 9'2" (2.92m x 2.79m)

W&A every attempt has been made to ensure the accuracy of the financial information here. Measurements of costs, revenues, rooms and any other items are approximate and no responsibility is taken by any entity, company or its customers. This plan is for business purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown have not been tested and no guarantee as to their operability or efficiency can be given.



Boundary Road, Hellesdon



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



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.

- Immaculate Detached Bungalow
- Three Bedrooms
- Spacious Conservatory
- Modern Kitchen
- Spacious Lounge/Diner
- Generous Parking
- Annexe Potential
- Work From Home Office/Salon
- Versatile Accommodation Throughout
- EPC Rating D / Council Tax Band C

Description

Early viewing is highly recommended to fully appreciate the space, quality, and versatility this deceptively spacious detached bungalow has to offer.

Having been extensively renovated throughout, the property benefits from annexe potential as well as a purpose-built salon/office, making it ideal for multi-generational living, working from home, or running a business from the property.

The accommodation begins with a spacious lounge/dining room featuring a contemporary media wall, spot lighting, tiled flooring, and a large front-facing window that fills the room with natural light. Positioned off the lounge is a well-appointed galley-style kitchen, fitted with a range of wall and base units with work surfaces over, alongside a selection of integrated appliances. Leading from the kitchen is a practical utility/lobby area, which provides independent access to the rear of the property and the salon/office, making it particularly suitable for visiting clients. An inner hallway accessed from the lounge leads to two generous double bedrooms, both benefitting from fitted wardrobes, together with a lobby area and a beautifully re-fitted family bathroom comprising a WC, wash hand basin, Jacuzzi bath, and separate shower cubicle.

To the rear of the property is an impressive 25ft conservatory, offering additional living space and providing access to both the rear garden and the self-contained annexe via French doors.

The annexe comprises a spacious 13ft kitchen/dining room fitted with a range of wall and base units, a separate double bedroom, and a modern three-piece bathroom suite, offering excellent flexibility for extended family and guests.

Outside

Externally, the property continues to impress. To the front, there is extensive off-road parking for multiple vehicles and access to a useful storage area, which forms the remainder of the original garage. The rear garden has been designed for low-maintenance enjoyment, featuring a raised artificial lawn area ideal for outdoor seating and entertaining.

A particular highlight is the detached salon/office, which is ready for immediate use. The building incorporates a welcoming reception area, separate cloakroom, and a spacious 13ft office or treatment room with French doors opening onto the garden, creating an excellent environment for home working or client-based businesses.

Finished to a high standard throughout and offering a wealth of flexible accommodation, this exceptional bungalow presents a rare opportunity for buyers seeking a home that can adapt to a variety of lifestyles and requirements.

Location

Conveniently situated within easy reach of local schools, shops, and regular bus services

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

