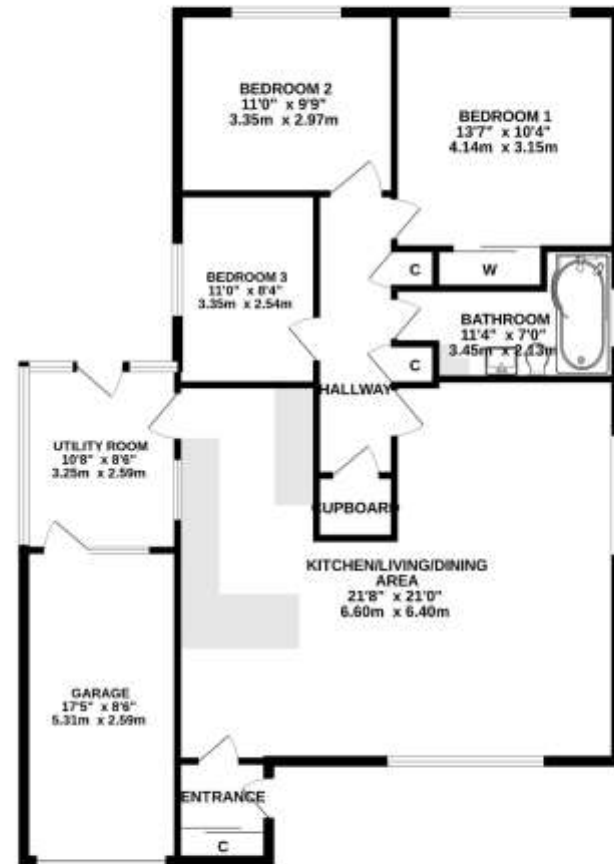


Prince Andrews Road, Hellesdon  
Guide Price £350,000 - £375,000 Freehold



GROUND FLOOR  
1248 sq. ft. (116.0 sq. m.) approx.



TOTAL FLOOR AREA: 1248 sq. ft. (116.0 sq. m.) approx.  
Measurements shown have been made to ensure the accuracy of the finished construction. 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 in such by any interested parties. The architect, agent and advertiser disclaim any and all liability and be pleased to be held responsible or otherwise for the plan.  
Please call 01603 261104.



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

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

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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.

- Stunning Detached Bungalow
- Three Bedrooms
- Contemporary Fitted Kitchen Plus Utility
- Impressive Open Plan Living Area
- Stylish Modern Family Bathroom
- Low Maintenance Rear Garden
- Single Garage & Driveway
- Triple Glazed Windows & Underfloor Heating
- Fully Modernised Throughout
- EPC Rating C / Council Tax Band C

## Description

We are delighted to present this exceptional three-bedroom detached bungalow, ideally situated in the sought-after area of Hellesdon. Having been fully modernised to an outstanding standard throughout, this superb home benefits from triple-glazed windows and underfloor heating throughout, offering stylish and energy-efficient living. A viewing is highly recommended to fully appreciate the quality and finish on offer.

The accommodation begins with a welcoming entrance porch featuring a useful storage cupboard and access into the impressive open-plan living space. This beautifully designed room centres around a striking wood-burning stove, creating a warm and inviting focal point, while seamlessly flowing into a generous dining area with ample space for entertaining and windows to both the front and side aspects, allowing for an abundance of natural light. The contemporary kitchen is fitted with a stylish range of wall and base units, complemented by high quality work surfaces and a composite sink with drainer. Integrated appliances include an electric oven, four-ring gas hob, fridge freezer, and dishwasher. Additional features include ceramic tiled flooring, inset spotlights, and quality oak internal doors. A door leads through to the rear hallway and the utility room is accessed from the kitchen; the utility room provides additional appliance space along with access to both the rear garden and the single garage. The rear hallway leads to all three well-proportioned bedrooms, storage cupboards, and the beautifully updated family bathroom. The principal bedroom benefits from a built-in wardrobe, while both the principal and second bedrooms enjoy pleasant views over the rear garden.

The modern family bathroom has been finished to a high specification and comprises a contemporary three-piece suite including a panelled bath with shower over, low-level WC, and vanity wash hand basin. Fully tiled walls and flooring, along with a stainless steel heated towel rail, complete the space.

Further benefits include a single garage measuring in excess of 17ft, accessed internally from the property, and fitted with an electric roller door.

## Outside

Externally, the front of the property offers a low-maintenance garden with attractive flower and shrub borders, alongside a driveway providing off-road parking and access to the garage. To the rear, the enclosed garden has been designed for ease of maintenance with artificial lawn and timber fencing, creating a private and enjoyable outdoor space.

## Location

## 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

## Tenure

Freehold

## Directions

From Cromer Road, Hellesdon. Turn right into Heath Crescent and right into Prince Andrews Road and follow the road round where the property can be found on the right hand side.

