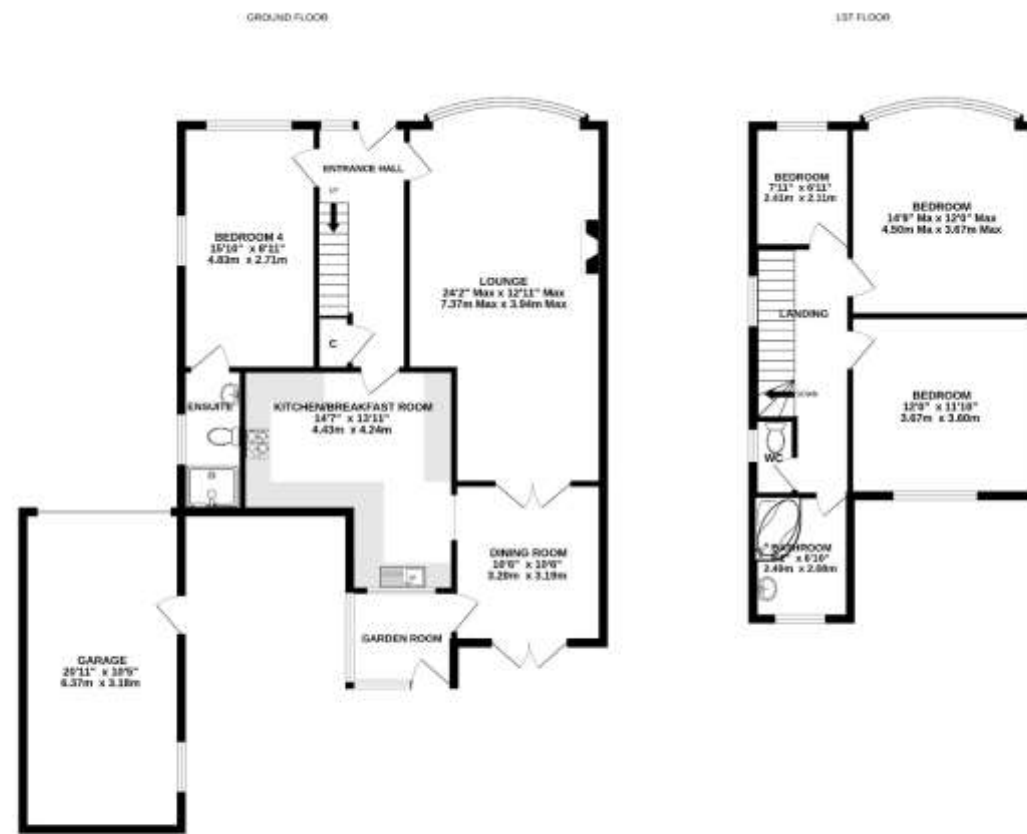


Reepham Road, Hellesdon  
£325,000 Freehold



Which every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The intended, layout and appearance shown here are not to be taken as a guarantee as to their accuracy or efficiency can be given.  
Made with Floorplan 10/2018



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.

- Extended Semi Detached Family Home
- Three/Four Bedrooms
- Spacious 24ft Bay Fronted Lounge
- Separate Dining Room & Garden Room
- Downstairs Bedroom With En-Suite
- Generous Plot With Ample Parking
- 20ft Garage
- Versatile Accommodation Throughout
- Some Updating Required
- EPC Rating Tbc / Council Tax Band C



## Description

Offered to the market with no onward chain, this extended 1930s bay-fronted semi-detached family home provides generous and versatile accommodation throughout, ideal for growing families or multi-generational living.

The accommodation begins with a spacious entrance hall featuring stairs rising to the first floor. From here, there is access to the impressive 24ft bay-fronted lounge, offering an abundance of natural light and a fantastic living space. Also located on the ground floor is a double bedroom with its own en-suite shower room, providing excellent flexibility for guests, older relatives or home working. The remainder of the ground floor comprises a well-proportioned 14ft kitchen/breakfast room, a separate dining room, and a garden room overlooking the rear garden, creating a superb flow of living and entertaining spaces.

Upstairs, the first-floor landing gives access to three further bedrooms, along with a bathroom and a separate cloakroom, completing the internal accommodation

## Outside

Externally, the property benefits from ample off-road parking for several vehicles to the front, as well as access to an attached 20ft garage. To the rear is a generous enclosed garden, predominantly laid to lawn and complemented by a spacious patio area, ideal for outdoor entertaining and family use.

This substantial home represents a fantastic opportunity for buyers seeking space, character and potential.

## Location

Conveniently located within easy reach of local schools, shops and amenities that Hellesdon has to offer.

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 and Electricity are all connected.

## Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF  
Council Tax C

## Directions

Leave Norwich via the Aylsham Road and continue onto Reepham Road where the property can be found indicated by our For Sale Board.

