

Aldreds
Estate Agents



27 Bramble Avenue
Hellesdon, Norwich, NR6 6LN
Offers Over £350,000



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*** 4 BEDROOMS WITH EXTRA LAND TO THE SIDE ***

Aldreds are delighted to present this beautifully refurbished four-bedroom detached bungalow, situated in one of Norwich's most desirable residential locations, conveniently close to the international airport. The current owners have completed a comprehensive renovation to an exceptional standard, with no expense spared. The property benefits from a brand new central heating system, contemporary fitted kitchen, stylish family bathroom and ensuite, quality floor coverings throughout, and newly plastered flat ceilings. Tastefully redecorated in a neutral colour scheme, the home offers a bright, modern, and move-in ready finish. The spacious and versatile accommodation comprises a wide L-shaped entrance hall, a generous lounge with uPVC patio doors opening onto the rear garden, and an impressive open-plan kitchen/diner perfectly suited to modern family living and entertaining. There are four well-proportioned bedrooms, with the principal bedroom enjoying a sleek ensuite shower room, complemented by a contemporary family bathroom. Externally, the property continues to impress. A substantial driveway provides ample off-road parking and leads to a double garage with electric roller door. To the rear, a private and enclosed lawned garden with patio seating areas offers an ideal setting for outdoor dining and relaxation. The additional land to the side further enhances the plot, offering potential for extension (subject to planning permission) or simply additional outdoor space. Properties finished to this standard in such a sought-after location are rarely available. Early viewing is highly recommended.

Wide 'L' Shaped Entrance Hall

Laminate flooring, flat plastered ceiling with inset spotlighting, uPVC entrance door.

Lounge

12'9" x 14'5" (3.9 x 4.4)

Fitted carpet, flat plastered ceiling with inset spotlighting, radiator, double aspect uPVC windows, uPVC patio doors leading out to rear garden, power points, tv point.

Kitchen/Diner

17'0" x 8'7" (5.2 x 2.62)

Laminate flooring, a full range of brand new quality fitted kitchen units with extended timber work surfaces, stainless steel sink, two built in double electric ovens, matching induction hob, enclosed extraction cooker hood, full height integrated fridge/freezer, integrated dishwasher + washing machine, power points, tv point, flat plastered ceiling with inset spotlighting, uPVC window, uPVC door leading out to rear garden, ample space for family size dining table and chairs.

Bedroom 1

11'0" x 9'6" (3.36 x 2.9)

Fitted carpet, flat plastered ceiling with inset spotlighting, uPVC window, radiator, tv point, power points, full length fitted wardrobe.





Ensuite Shower Room

Ceramic tiled flooring, shower suite comprising of a full length shower cubicle, low level WC, vanity sink unit.

Bedroom 2

9'9" x 10'11" (2.99 x 3.33)

Fitted carpet, flat plastered ceiling with inset spotlighting, uPVC window, radiator, power points, tv point.

Bedroom 3

11'8" x 8'2" (3.56 x 2.51)

Fitted carpet, flat plastered ceiling with inset spotlighting, power points, tv point, radiator, uPVC window.

Bedroom 4

9'6" x 7'1" (2.9 x 2.16)

Fitted carpet, radiator, power points, flat plastered ceiling with inset spotlighting, telephone point, tv point, uPVC window.

Family Bathroom

Ceramic tiled flooring, brand new quality fitted bathroom suite comprising of a shower set over a panel bath enclosed by a folding glass screen, low level WC with enclosed cistern, vanity sink unit, full length heated towel rail, Aquaboard and tiled splashbacks, extractor fan, flat plastered ceiling with inset spotlighting.

Outside

To the front of the property there is a large driveway providing ample off road parking for a number of cars or leisure vehicles leading to a double width detached pitched roof garage with electric roller door, power points and lighting. To the rear there is a very private garden with two patio seating areas, fruit tree, laid to lawn, all enclosed by high fencing, side pathway leading to the front of the property.

Tenure

Freehold

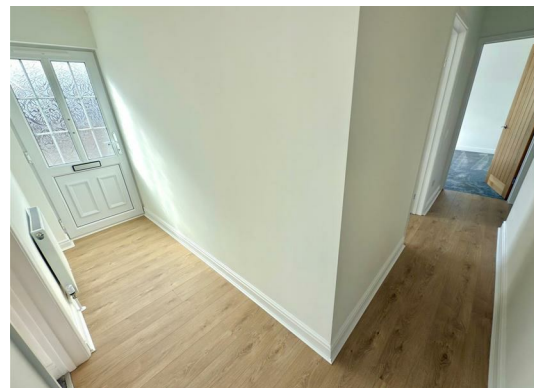
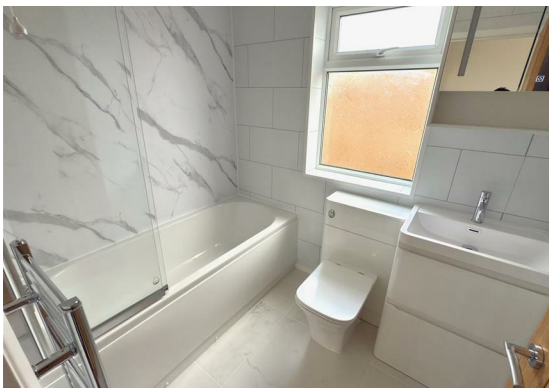
Services

Mains water, electricity, gas, drainage.

Council Tax

Broadland. Band 'C'

Ref: L2464/09/25



Floor Plan



Viewing

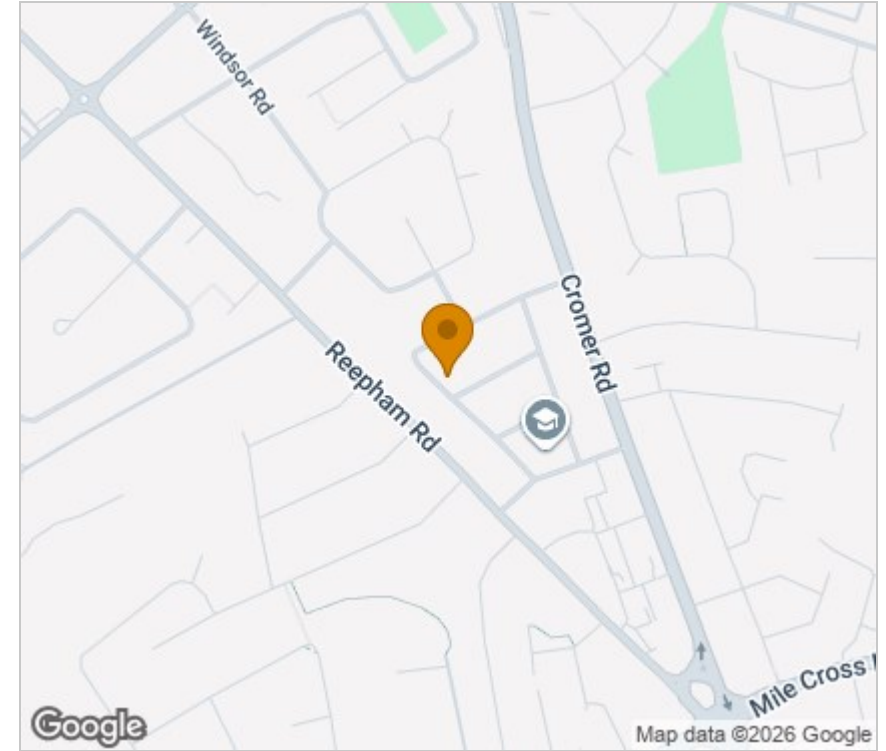
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

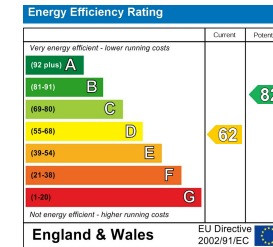
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Area Map



Energy Efficiency Graph



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