

Devon Avenue  
Hellesdon  
OIEO £499,950



**DIRECTIONS**

Leave Norwich via the Drayton Road and continue onto Drayton High Road. Once passed the Middletons Lane traffic lights, turn right into Devon Avenue where the property can be found on the left hand side indicated by our For Sale board.



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

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

121 Park Lane, Mayfair, London W1K 7AG  
**020 7409 8450**



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 Family Home
- Four/Five Bedrooms
- Luxury Master En-Suite & Family Bathroom
- Spacious Kitchen/Diner With Central Island
- Lounge With Feature Wood Burning Stove
- Downstairs Shower Room
- Study/Bedroom Five
- Enclosed Rear Garden
- Detached Double Garage
- EPC Rating C



Description

Iconic estate agents are pleased to offer for sale this immaculately presented detached family home, situated in this requested cul-de-sac in Hellesdon. The property has been extended and improved by the current owners and has been finished to a very luxurious standard throughout. The spacious accommodation comprises; both a porch and hall entrance with Karndean flooring, two bay fronted double bedrooms both with fitted shutters and contemporary radiators. There is also a study/bedroom 5, an immaculate shower room boasting a luxury three piece suite. The 25ft lounge/diner again offers Karndean flooring, bi-folding doors to the rear garden, French doors to the kitchen and a feature wood burning stove. The luxury kitchen/breakfast room offers a central island along with a range of quality wall and base kitchen units, integrated dishwasher a space for a range cooker, TV points and usb sockets as an extra touch. There is also a separate utility room which houses the airing cupboard where the gas boiler, unvented cylinder and water softener are housed. Upstairs offers two further generous double bedrooms with the master bedroom offering a luxury en-suite shower room and fitted wardrobes. There is also a luxury three piece family bathroom suite which has a freestanding bath to add to the quality finish you will find throughout this property.

Outside

Outside the property offers ample parking to the front with a gated access to the side and rear gardens, which has been brick weaved to offer vehicular access to the detached double garage. The rear garden has recently had a spacious sandstone patio laid and also has a lawn garden area ideal for families. The property has to be seen to be appreciated so internal viewings are strongly advised.

Location

Devon Avenue, Hellesdon, Norwich, NR6 5BH

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

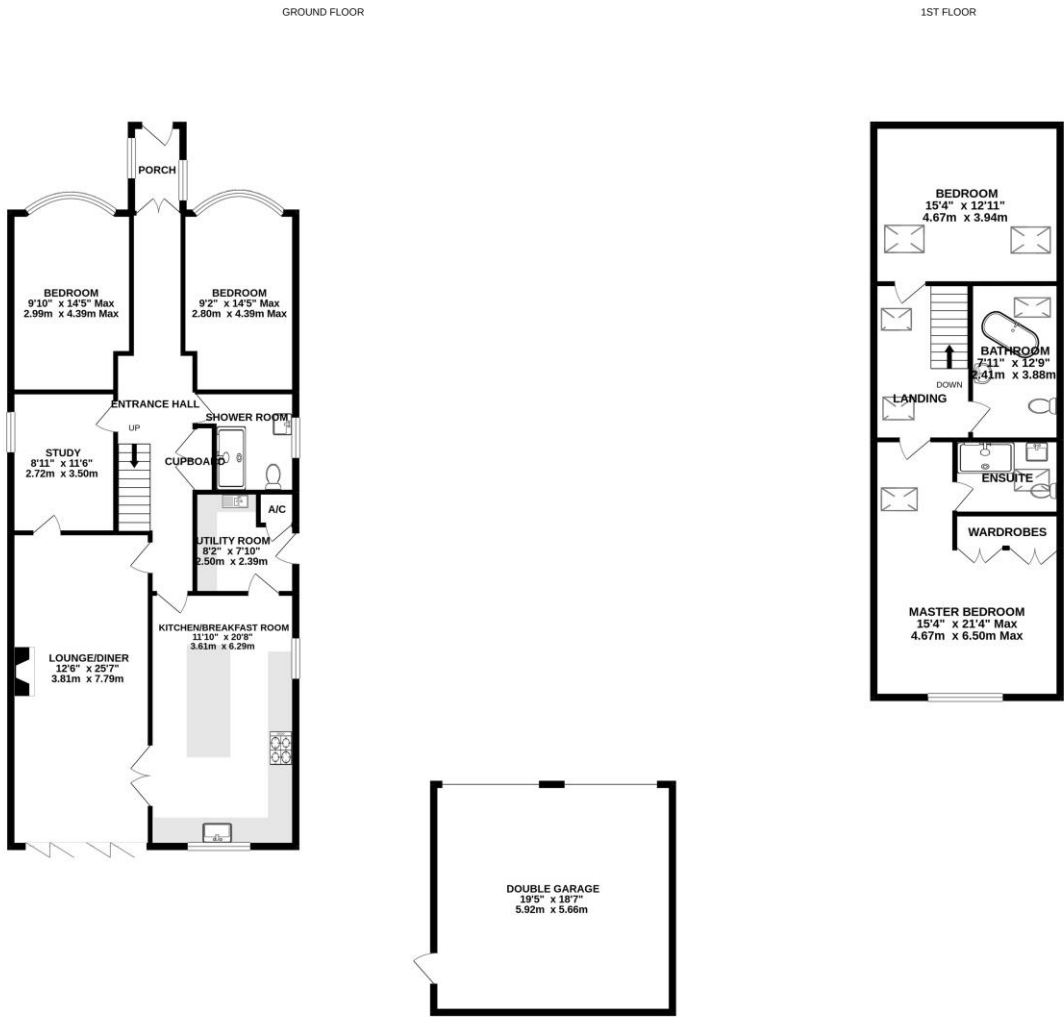
Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133  
Council Tax C

Tenure

Freehold



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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