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Woods Close, Hellesdon  
OIEO £450,000 Freehold



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.

- Beautifully Presented Detached Bungalow
- Four Bedrooms With Two En-Suites
- 24ft Open Plan Kitchen/Diner
- Lounge With Feature Fireplace
- Separate Study
- Landscaped Gardens
- Mancave/Workshop
- Luxurious Finish Throughout
- Close To All Local Amenities
- EPC Rating C / Council Tax Band D



## Description

Iconic estate agents are delighted to offer for sale this beautifully presented detached four bedroom bungalow which has undergone complete renovations by the current owners.

This deceptively spacious and luxurious property boasts accommodation which comprises; spacious entrance hall with is accessed via an external storm porch, the hallway offers both a selection of fitted furniture and Italian river bed tiles which continue into the lounge. The hallway gives further access to all the internal rooms which includes the four bedrooms, and the study. The light and airy 20ft lounge has an exceptional feature fireplace with wood burning stove, vaulted ceilings, bi-fold doors to the rear garden and Italian river bed tiles. The 24ft open plan kitchen/diner has been finished to a luxurious standard with quartz work surfaces, a central island, integrated appliances and engineered oak flooring which continues into the dining area and utility room.

Off the internal hall way there is access to the four bedrooms and study with two bedrooms boasting three piece en-suite rooms and there is a separate four piece family bathroom suite. The property offers space in abundance and has a finish that has to be seen.

## Outside

Externally to the front there is a landscaped garden with ample parking and access to an electric vehicle charge point, there is also space to the side that gives access to the workshop in the rear garden.

To the rear there is a tiered garden that has a sunken brick weave patio area that offers a high degree of privacy the lawn area has been replaced with artificial grass and there is access to both the wooden workshop and bar area/mancave.

## Location

The property is situated in a rarely available cul-de-sac location in Hellesdon and offers easy access to local amenities.

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, Electricity and Broadband are all connected.

## Local Authority

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

## Tenure

Freehold

## Directions

From Boundary Road turn into Woods Close where the property can be found indicated by our For Sale Board.

