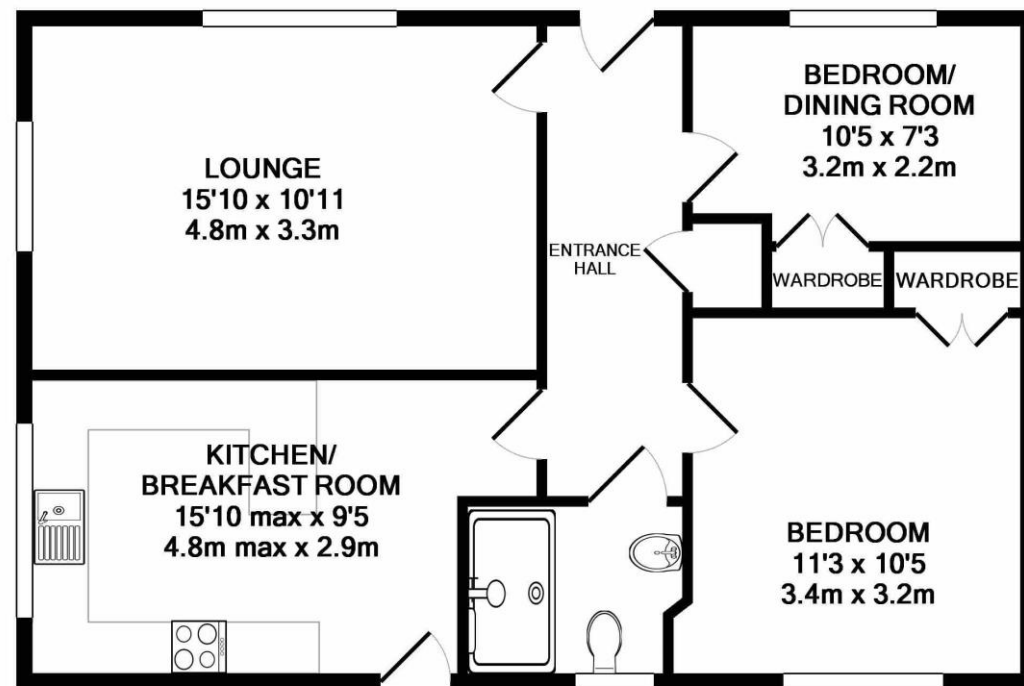


Meredith Road, Hellesdon
OIEO £290,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

- Modern Detached Bungalow
- Two Bedrooms With Fitted Wardrobes
- Luxury Kitchen/Breakfast Room
- Spacious Lounge
- Immaculate Three Piece Shower Room
- Enclosed Low Maintenance Rear Garden
- Solar Panels
- Off Road Parking & Disabled Access
- Vendor Found
- EPC Rating B / Council Tax Band C

Description

Iconic estate agents are delighted to offer for sale this immaculately presented, almost new two bedroom detached bungalow in Hellesdon.

The property is situated within easy access to the local amenities and boasts accommodation which comprises; entrance hall that gives access to all the internal rooms, 15ft lounge with feature fireplace, immaculate three piece shower room, two bedrooms both with fitted wardrobes and a luxury kitchen/breakfast room that offers integrated appliances and a breakfast bar.

The property further boasts solar panels, disabled access and a low maintenance shingle front garden which also provides the off road parking.

Outside

To the rear there is a fence enclosed, low maintenance garden with a patio that has a pergola over and a garden shed. The property was built in 2019 and benefits from gas central heating and Upvc windows and doors throughout.

We strongly advise an internal viewing to avoid disappointment, so call Iconic today.

Location

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

Tenure

Freehold

Directions

Leave Norwich on the Aylsham Road and continue onto Reepham Road. At roundabout, take the third exit continuing onto Reepham Road, follow the road along taking the right hand turn on to Gowing Road and then the first left on to Meredith Road where the property can be found on the right hand side.

