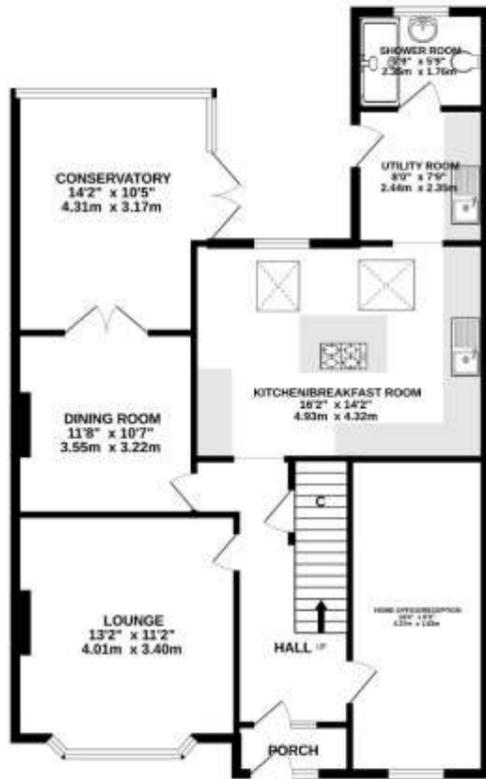




ICONIC
ESTATE AGENTS

Middletons Lane, Hellesdon
Guide Price £400,000 - £425,000 Freehold

GROUND FLOOR



1ST FLOOR



Weed every effort has been made to ensure the accuracy of the floorplans contained herein. Measurements of floors, 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, spaces and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Viewpoint 3.0/2018



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

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



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
- Four Well Proportioned Bedrooms
- Two Modern Bathrooms
- Impressive Kitchen/Breakfast Room
- Bay Fronted Lounge
- Separate Dining Room Plus Conservatory
- Generous Rear Garden
- Ample Off Road Parking
- Popular Hellesdon Location
- EPC Rating C / Council Tax Band C

Description

Situated in the highly sought-after area of Hellesdon, this beautifully extended four bedroom semi-detached home combines contemporary style with comfortable family living. Offering four generously proportioned bedrooms and two well-appointed bathrooms, the property provides an ideal setting for growing families seeking both space and sophistication. The home opens with a welcoming porch leading into a bright entrance hall. From here, you are drawn into the elegant bay-fronted lounge, perfect for relaxing evenings. The true centrepiece of the property is the impressive kitchen/breakfast room, thoughtfully designed with a central island and integrated appliances, creating a stylish and functional space for both everyday living and entertaining. Complimented by feature skylights this great entertaining space also has ample room for integrated appliances and has inset spotlights throughout. A separate utility room also benefits from a range of modern units with a door leading to the rear garden and a further door which leads to the modern ground-floor shower room which adds further practicality with a modern three piece suite. Additional living space is provided by a formal dining room with French doors that lead to the light-filled conservatory, offering flexibility for family gatherings, entertaining guests, or simply unwinding. There are additional French doors which lead to the rear garden.

Upstairs, all four bedrooms are well-sized and designed with comfort in mind. The principal bathroom serves as a luxurious retreat, featuring a jacuzzi bath, separate shower enclosure, and twin basins with vanity unit, delivering both convenience and a touch of indulgence.

Outside

Externally, the property continues to impress. The generous rear garden is predominantly laid to lawn and complemented by a raised decked terrace and a paved patio, ideal for outdoor dining and social occasions. A variety of mature planting, including fruit trees and established shrubs, enhances the overall sense of privacy and tranquillity. Further benefits include ample off-road parking for multiple vehicles via a shingled driveway and the added advantage of an electric vehicle charging point. This is a superb opportunity to acquire a stylish and spacious home in a desirable location, perfectly suited to modern family life.

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

