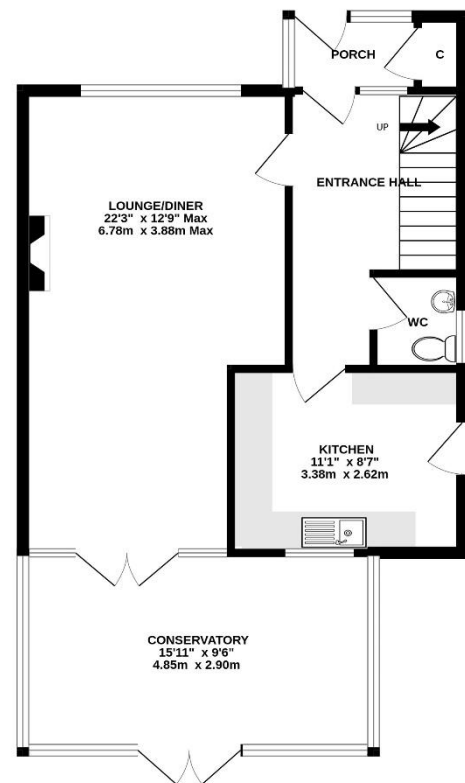


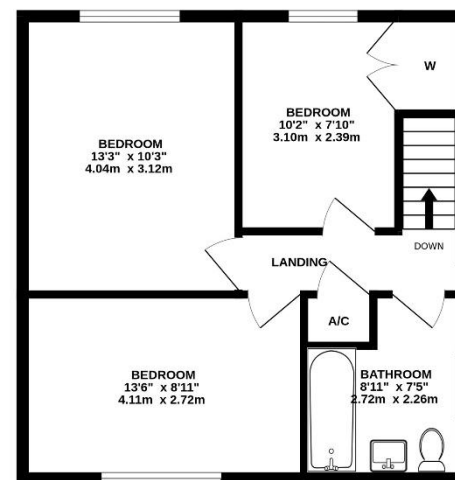
Braeford Close, Hellesdon  
OIEO £280,000 Freehold



GROUND FLOOR



1ST FLOOR



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

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

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THE GUILD  
PROPERTY  
PROFESSIONALS

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.

- Well Presented Detached Family Home
- Three Double Bedrooms
- Kitchen
- 22ft Lounge/Diner
- Conservatory

- Modern Three Piece Family Bathroom Suite
- Downstairs Cloakroom
- Manageable & Private Enclosed Garden
- Garage & Ample Parking
- EPC Rating C / Council Tax Band C



## Description

Iconic estate agents are pleased to offer for sale this well presented detached family home situated in a desirable cul-de-sac position in Hellesdon.

The property accommodation comprises; both a porch and hall entrance with stairs rising to the first floor and a two piece cloakroom suite. There is also a door to the lounge/diner and kitchen. The spacious 22ft lounge/diner boasts a feature fireplace, bay window to the front aspect and French doors to the 15ft conservatory that overlooks the rear garden. The downstairs accommodation is completed by the 11ft kitchen that offers a range of wall and base units with worksurface over and a personnel door which leads out to the driveway at the side of the property.

Upstairs there are three generous double bedrooms off the landing and a modern three piece family bathroom suite which benefits from a jacuzzi bath with shower over, w/c and hand basin.

## Outside

Outside the property is accessed by a driveway to the front and side of the property offering ample parking along with a detached garage.

To the rear there is an easily manageable enclosed garden which boasts a raised lawn area, patio and decking area and further benefits from a backing onto a grave yard which offers a high degree of privacy and a peaceful outlook.

## 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

From Sweet Briar Road, turn into Hellesdon Hall Road and turn right into Clovelly Drive. Turn left into Braeford Close and at the junction, turn right where the property can be found straight ahead.

