

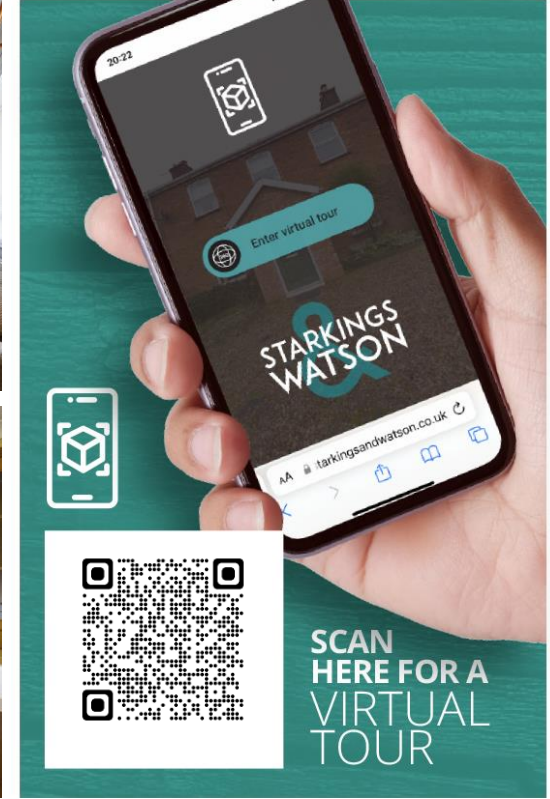
MARGARET CLOSE

# Hellesdon, Norwich NR6 5BS

Freehold | Energy Efficiency Rating : F

To arrange an accompanied viewing please pop in or call us on 01603 336446

# FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



- No Chain
- Detached Bungalow
- Potential to Update & Modernise
- Two/Three Reception Rooms
- Kitchen/Breakfast Room
- Two/Three Double Bedrooms
- Private Enclosed Gardens
- Garage & Tandem Driveway

### IN SUMMARY

Offered with NO CHAIN, this EXTENDED DETACHED BUNGALOW which offers LARGER THAN AVERAGE ACCOMODATION whilst offering a FLEXIBLE LAYOUT with lots of potential to make the home perfect to your own needs! Whether you want to enjoy THREE RECEPTION ROOMS, or create THREE BEDROOMS, this home offers you the perfect opportunity. With double glazing and central heating installed, the property is ready to move-in, but does offer POTENTIAL to UPDATE and MODERNISE. The WHEELCHAIR FRIENDLY frontage leads to the main entrance hall, with doors to all the main rooms, including the 16' SITTING ROOM with feature fire place, main double bedroom, 16' KITCHEN, further second bedroom, cloakroom and SHOWER ROOM. The STUDY leads into the family/dining room which sits under a RAISED CEILING and with doors to the TOTALLY SECLUDED REAR GARDEN. To the side of property, a TANDEM DRIVEWAY leads to a garage and the garden.

### SETTING THE SCENE

With a pretty lawned front garden with mature hedging and shrubbery, a hard standing tandem driveway leads to the side, with the garage beyond. A ramped wheel chair entrance makes the property easy to access.

### THE GRAND TOUR

Once inside the hall entrance is carpeted, offers storage and is heated with a radiator, with two immediate doors to both sides. One leads to the main double bedroom on your left with a built-in mirrored wardrobe, and the other to the main sitting room - a quirky room with an unusual shape but all centred on the feature fireplace. The kitchen is to your far right and is just big enough for a small table. The room is a great size overall but offers extensive built-in cupboards, space for the appliances and an access door to the side. The second bedroom offers a further built-in wardrobe, and is located next to the cloakroom and shower room. The shower room consists of a double low level shower cubicle with tiles and aqua board splash backs. The study is the link between the original bungalow and extension, with the dining/family room offering windows and doors to two sides, and a high-level ceiling with a skylight.

### THE GREAT OUTDOORS

To the rear you will find a well maintained and private rear garden with raised patio area and feature pond. The patio makes almost a private courtyard space, with a footpath leading past an outside tap and through to the driveway and garage. Mature hedging screens the garden to two sides.



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



### OUT & ABOUT

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.

### FIND US

Postcode : NR6 5BS

What3Words : ///giving.strict.expand

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)  
928.48 ft<sup>2</sup>

