

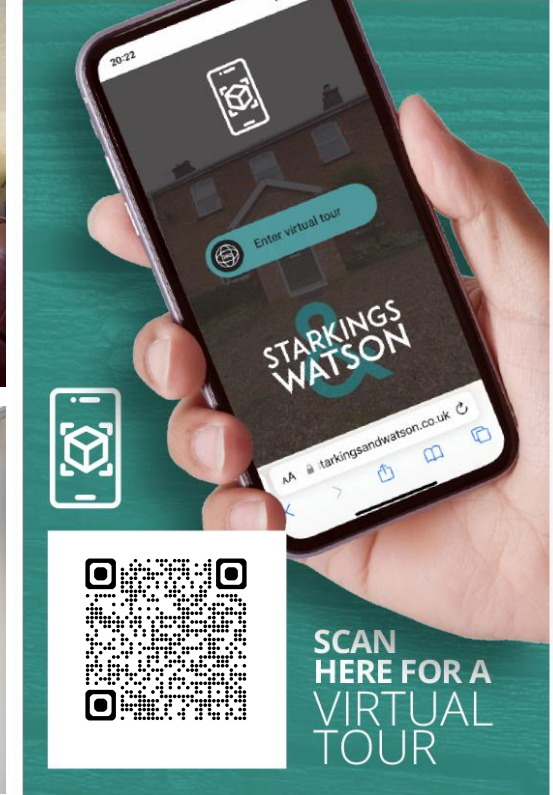
DEVON AVENUE

# Hellesdon, Norwich NR6 5BH

Freehold | Energy Efficiency Rating : TBC

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

# FOR SALE PROPERTY



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- No Chain!
- Detached Bungalow
- Potential to Update & Extend (stp)
- Large Enclosed Gardens
- Ample Parking & Turning Space
- Spacious Sitting/Dining Room
- Three Bedrooms
- Family Bathroom with Shower

#### IN SUMMARY

NO CHAIN. With a 77ft (stms) REAR GARDEN, this detached 1200+ Sq. ft DETACHED BUNGALOW (stms) offers POTENTIAL to UPDATE and MODERNISE. Tucked away on a QUIET CUL-DE-SAC, ample parking and a GARAGE can be found to front. The internal accommodation is centred on a HALLWAY, leading to TWO DOUBLE BAY FRONTED BEDROOMS, 9' family bathroom, BEDROOM/STUDY, 12' KITCHEN and the LARGE 22' SITTING/DINING ROOM. The 22' CONSERVATORY extends the LIVING SPACE, with VIEWS over the GARDEN. Split into TWO SECTIONS, the GARDEN includes larges areas of grass, with access to the adjoining GARAGE.

#### SETTING THE SCENE

Set back from the road and approached via a brick weave driveway, a low level brick wall and planted front border can be found, with ample off road parking and turning space to the side of the property. A useful carport can be found with access to the garage and side entrance, whilst a porch leads to the main hall entrance.

#### THE GRAND TOUR

Stepping inside the hall entrance, fitted carpet runs under foot, with doors leading to the main living space and bedroom accommodation. The front two double bedrooms are bay fronted with fitted carpet underfoot and built-in wardrobes to both. Sitting beyond is the family bathroom which offers a tiled bath and separate shower cubicle, complete with tiled walls and window to side. The third bedroom is currently used as a study with a window to side, fitted carpet underfoot, and built-in storage. The kitchen offers a range of wall and base level units with integrated cooking appliances including a gas hob and eye level electric double oven, with space for general white goods including a fridge freezer, washing machine and dishwasher. A built-in breakfast bar runs along one wall, with tiled splash-backs and a door to the side carport. The main living space is open plan with a feature fireplace to one side, and ample room for soft furnishings and dining table, sitting on fitted carpet, and flooded with natural light via a large picture window and sliding patio doors which open up to the conservatory which lies beyond. With panoramic garden views, the conservatory is finished with tiled flooring underfoot for ease of maintenance, whilst further sliding patio doors open up to the rear.

#### THE GREAT OUTDOORS

The rear garden has been landscaped over the years to incorporate a curved lawned area and patio, with brick walling and an archway leading to a further lawned garden and working area - including a



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greenhouse and potential for vegetable plots enclosed within timber panel fencing. A large timber shed can be found along with a door leading you into the integral garage - finished with an up and over door to front, door to front, window and door to rear, power and light.

#### 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 5BH

What3Words : ///format.finishing.brands

#### 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:



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Approximate total area<sup>1</sup>  
1212.14 ft<sup>2</sup>  
112.61 m<sup>2</sup>

(1) Excluding balconies and terraces

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. Calculations are based on RICS IPMS 3C standard.