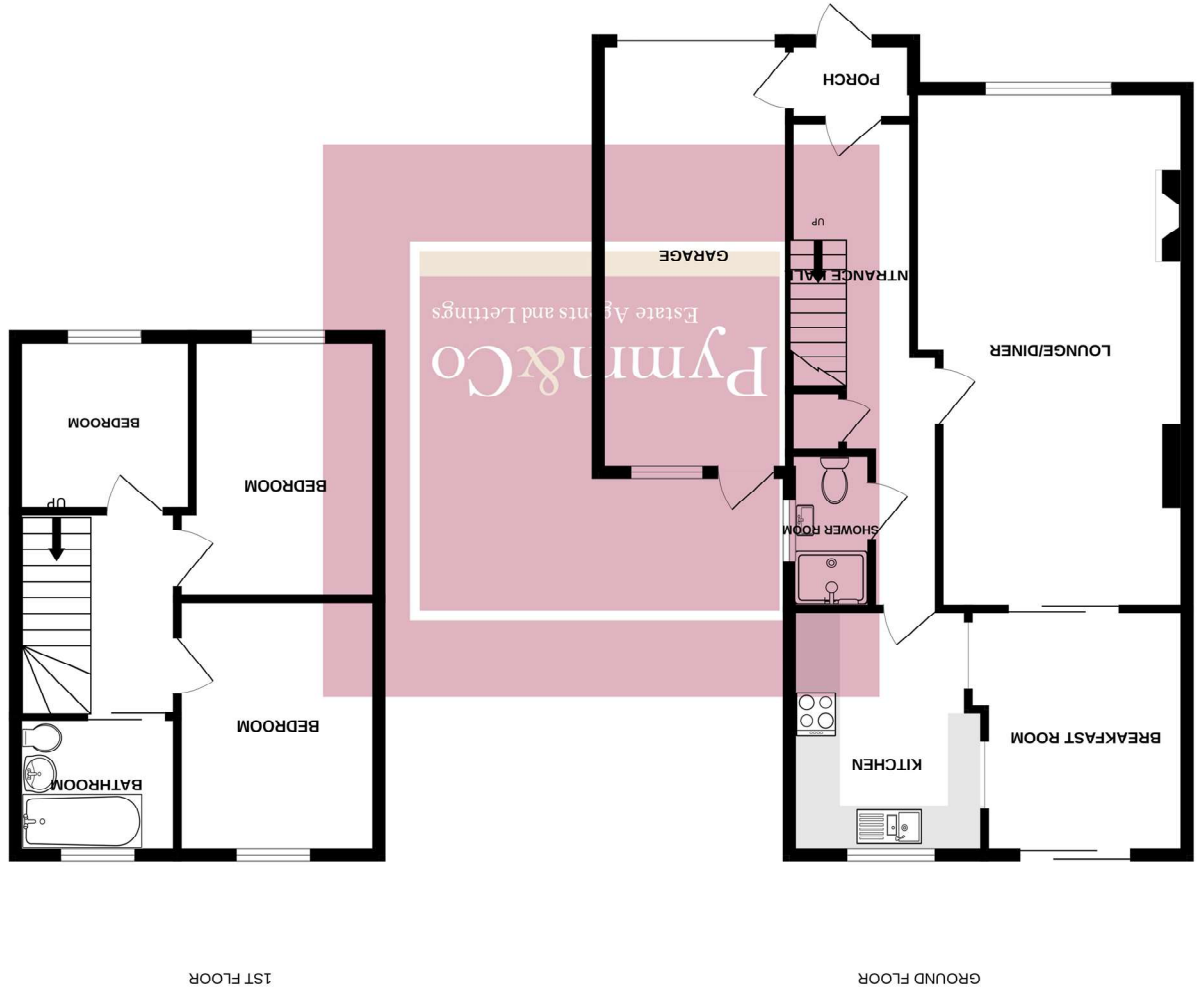


This floor plan is illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not rely on their own inspections. No liability is taken for any error or mis-statement. All parties must make with Mervyn 02024



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This charming 1930's extended three bedroom semi detached house is located in a prime position in the heart of Hellesdon, offering an ideal family living environment. The property opens into a welcoming entrance porch and hallway, leading to a spacious 23' long lounge/diner, perfect for relaxing and entertaining. The fitted kitchen, which adjoins a breakfast room, provides ample space for family meals, while the ground floor also features a convenient well appointed shower room. Upstairs, there are three well proportioned bedrooms and a family bathroom, all accessible from the first floor landing. The house benefits from modern comforts, including gas central heating and double glazing, ensuring a warm and energy efficient home. The exterior of the property is equally impressive, with a driveway providing ample off road parking and access to an attached single garage. The highlight of this property is the wonderful mature rear garden, which features a patio, two well maintained lawns, and outbuildings. The garden offers a high degree of privacy and is not overlooked from the rear, making it an ideal space for outdoor relaxation and entertaining. This property would make a wonderful family home, and early viewing is highly recommended.

£325,000



## Property details

### Location

Situated on Links Avenue in Hellesdon, just North of Norwich City centre, this property enjoys a convenient and well connected location. Families will find several reputable schools nearby, making it an ideal choice for those with children. For healthcare, a number of doctors surgeries and medical facilities are within easy reach, ensuring that all essential services are close at hand. Residents have access to a variety of local shops, as well as larger supermarkets for weekly shopping needs. The area is also home to a selection of inviting pubs and cafes, perfect for socialising or enjoying a relaxed meal out. Public transport options are excellent, with regular bus services providing quick and easy routes into Norwich City centre and surrounding areas. Additionally, the property benefits from swift access to the Northern Distributor Road (NDR), allowing for convenient travel to other parts of Norfolk and beyond. Overall, this location offers the perfect balance of suburban tranquility with all the amenities and connectivity needed for modern living, just a short distance from the vibrant heart of Norwich.

### Double glazed front door door to:-

### Entrance Hall

Staircase to the first floor with understairs storage cupboard, doors to the lounge/diner, shower room and kitchen.

### Shower Room

Double glazed window to the rear, low level WC, wash basin, half tiled walls, extractor fan

### Lounge/Diner

23'7" (7.19m) x 12'0" (3.66m)

Double glazed window to the front, sliding glazed doors to the breakfast room.

### Kitchen

11'0" (3.35m) x 9'2" (2.79m)

Double glazed window to the rear, fitted with a range of base and wall units, work surfaces, one and a half bowl sink and drainer with mixer taps over, tiled splashback, inset four ring induction hob with extractor over, electric grill, space for ma washing machine and dishwasher, opening to:-

### Breakfast Room

11'0" (3.35m) x 8'2" (2.49m)

Double glazed patio doors to the rear.

### First Floor Landing

Window to the side, loft hatch to partly boarded loft space, open balustrading.

### Bedroom 1

12'0" (3.66m) x 11'8" (3.56m) Max

Double glazed window to the rear, airing cupboard.

### Bedroom 2

11'0" (3.35m) x 9'5" (2.87m) Plus Recess

Double glazed window to the front, storage cupboard.

### Bedroom 3

7'11" (2.41m) x 7'10" (2.39m)

Double glazed window to the front.

### Shower Room

Double glazed window to the rear, shower cubicle, wash basin set into vanity unit, low level WC, half tiled walls, extractor fan.

### Outside

Brick walling and fencing, encloses a driveway providing off road parking for up to four cars leading to the Garage with an up and over door, power and light, personnel door and window to rear. To the rear there is a wonderful private well established garden with a patio area leading to the lawn. There is a further lawned garden with well stocked shrub and flower borders, timber workshop with power and light, timber garden shed and a summerhouse to the far end of the garden. Outside lighting and outside water point

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.



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