







2 Bracken Avenue I Hellesdon I Norwich I NR6 6LS

Guide Price £425,000

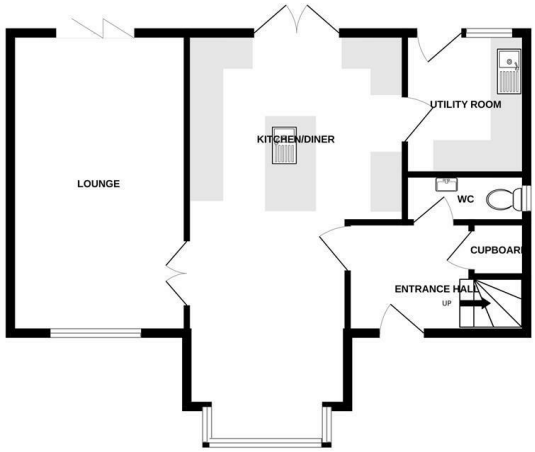
GUIDE PRICE £425,000 - £450,000 LARGE DETACHED FAMILY HOME ON A SPACIOUS CORNER PLOT Gilson Bailey are delighted to offer this beautifully presented and extended, four bedroom detached family home, occupying a generous corner plot within the highly sought-after suburb of Hellesdon and presented in excellent condition throughout. Offering spacious and well-balanced accommodation perfectly suited to modern family living, this impressive property combines stylish interiors with excellent outside space. The ground floor comprises a welcoming entrance hall, superb modern fitted kitchen/diner, creating a fantastic sociable heart to the home with plenty of room for cooking, dining and entertaining, alongside a generous and inviting lounge featuring a cosy wood burner, useful separate utility room and convenient WC. Upstairs, there are four well-proportioned bedrooms and a family bathroom off landing, with bedroom one enjoying the added benefit of its own en-suite bathroom, providing extra comfort and convenience. Outside, the property really comes into its own with a large driveway providing ample off-road parking and leading to a detached garage, while to the rear is a substantial, private garden, offering a wonderful setting for entertaining, gardening, family enjoyment or simply relaxing during the warmer months. Further benefits include double glazing and gas heating. Combining extended accommodation, four bedrooms, excellent presentation, generous parking and a superb private garden in a desirable Hellesdon location, this attractive property makes a fantastic family home, so be quick to book a viewing.

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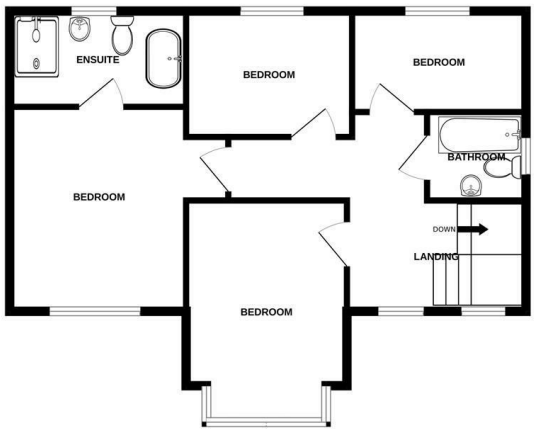
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GROUND FLOOR



1ST FLOOR



NR6 6LS

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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Location
Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to kitchen/diner, WC and stairs to first floor.

Kitchen/Diner 23'5" x 13'8"
Fitted wall and base units with worktops over, sink and drainer, Range cooker, integrated dishwasher, space for fridge/freezer, pantry, radiator, patio doors, double glazed window.

Lounge 19'7" x 10'11"
Double glazed window, patio doors, radiator, wood burner.

Utility Room 7'4" x 6'11"
Fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer, double glazed window, door to rear.

WC
Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing
Doors to four bedrooms and bathroom.

Bedroom One 12'11" x 11'1"
Double glazed window, radiator.

En-Suite
Shower cubicle, roll top bath, low level WC, hand wash basin, frosted double glazed window.

Bedroom Two 14'4" x 10'0"
Double glazed window, radiator.

Bedroom Three 10'2" x 7'8"
Double glazed window, radiator.

Bedroom Four 10'9" x 6'3"
Double glazed window, radiator.

Bathroom
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front
Large driveway providing ample off road parking leading to a detached garage.

Outside Rear
Patio area, lawned garden, mature plants, shrubs and trees, timber sheds, enclosed by timber fencing.

Local Authority
Broadland District Council, Tax Band D.

Tenure
Freehold

Utilities
Fibre to the property,
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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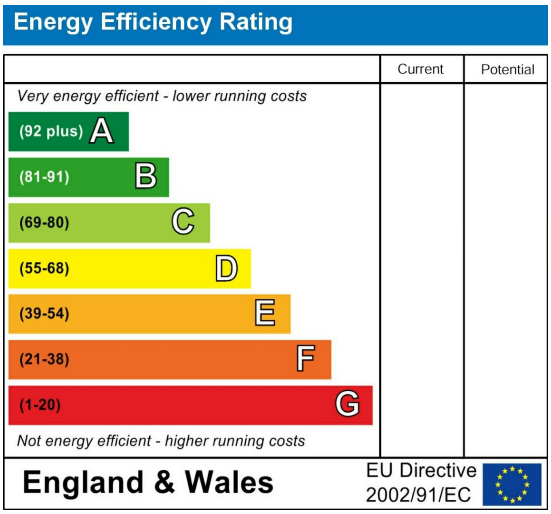












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Broadland District Council, Tax Band D

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.