





Broom Avenue, Hellesdon Norwich NR6 6LG

william h brown

welcome to

Broom Avenue, Hellesdon Norwich

William H Brown are thrilled to present this beautifully refurbished three-bedroom bungalow, perfectly positioned in a quiet corner of a secluded cul-de-sac in the ever-popular area of Hellesdon. This home offers a rare combination of privacy, style, and standout outdoor space!













Entrance Porch
External entrance door opening into porch, upvc double glazed window to front, internal glazed window and door opening to lounge.

Lounge
Dual aspect upvc double glazed windows to side and front, wood burning stove, radiator, original wood flooring, doors opening to inner hallway and kitchen.

Inner Hallway
Storage cupboard, doors opening to all three bedrooms and bathroom.

Kitchen
A newly fitted and comprehensive range of wall and base units with solid wood tops, tiled splash backs, butler sink, integrated induction hob, extractor hood, space for fridge freezer, and plumbing for washing machine, upvc double glazed window to side aspect and external entrance door to rear aspect.

Bedroom One
Upvc double glazed window to front aspect, original wood flooring, and radiator.

Bedroom Two
Upvc double glazed window to rear aspect, original wood flooring, and radiator.

Bedroom Three
Upvc double glazed window to rear aspect, original wood flooring and radiator.

Shower Room
Suite comprising shower cubical, tiled flooring, vanity unit with inset wash basin, wc, and upvc double glazed window to rear aspect.

Outside
To the front of the property is an established generous lawn with gated access to side aspect and enclosed by mature hedging. This complemented to the rear by a beautifully tended garden with an array of planters, shrubs and established trees, enclosed by panelled fencing and hedging, there is also a delightful summer house and storage shed, to both enjoy the summer months and for keen gardeners.

welcome to

Broom Avenue, Hellesdon Norwich

- Stunning Fully Refurbished
- Three Bedroom Detached Bungalow
- Secluded Cul-de-Sac
- Sleek, Modern Family Kitchen
- Wood Burning Stove

Tenure: Freehold EPC Rating: D
Council Tax Band: C

directions to this property:

From W H Brown office in Hellesdon, proceed along the Reepham Road in the Norwich city direction and at the roundabout, continue straight over, also Reepham Road and take the second left-hand turn into Hawthorne Avenue and turn right, and as the road bears round you join Broom Avenue where the property can be found.

offers in excess of

£350,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL103602

The Property Ombudsman

Property Ref:
HEL103602 - 0004

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01603 487888

hellesdon@williamhbrown.co.uk

303 Reepham Road, Hellesdon, NORWICH, Norfolk, NR6 5AD

williamhbrown.co.uk

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