

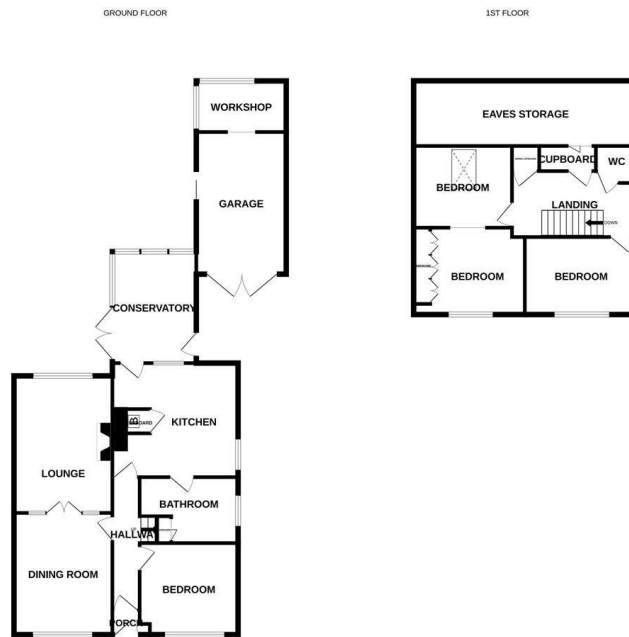


38 Raymond Road | Hellesdon | Norwich | NR6 6PN

£295,000

**** EXTENDED CHALET BUNGALOW OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this SPACIOUS, EXTENDED, FOUR/FIVE BEDROOM, SEMI DETACHED, CHALET BUNGALOW situated in the sought after suburb of Hellesdon. Accommodation comprising entrance hall, lounge, dining room/bedroom 5, kitchen, conservatory, bedroom and bathroom to the ground floor. On the first floor there are three bedrooms and a WC off landing. Outside there is a FRONT DRIVEWAY providing off road parking leading to a GARAGE, workshop and an enclosed, mature rear garden. The chalet benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent family home so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, roads and any other items are approximate and the responsibility to take for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The amount, nature and appearance shown hereon are based on plans and drawings as to their availability at the time of the plan. Made with Metaphor 10/02/11

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 dining room, kitchen, bedroom and stairs to first floor.

Lounge 14'10" x 10'7"

Double glazed window, radiator.

Dining Room/Bedroom 5 13'1" x 10'7"

Double glazed window, radiator.

Kitchen 14'0" x 12'4"

Fitted wall and base units with worktops over, sink and drainer, electric hob, fitted oven, space for washing machine and fridge, two double glazed windows, radiator.

Bedroom Two 10'9" x 10'2"

Double glazed window, radiator.

Conservatory 12'0" x 10'4"

Bathroom 10'7" x 6'7"

Panelled bath, shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and WC.

Bedroom One 11'3" x 9'4"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 10'6" x 8'10"

Double glazed window, radiator.

Bedroom Four 10'2" x 8'5"

Double glazed window, radiator.

WC

Low level WC, hand wash basin.

Outside Front

Lawned garden and large driveway providing off road parking leading to:

Garage

With a workshop to the rear.

Outside Rear

Patio seating area leading to a lawned garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority


Broadland District Council, Tax Band C.

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band C

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.

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