



## 4 Yelverton Close, Hellesdon, NR6 5BW

Guide Price £240,000

- BEAUTIFULLY PRESENTED ACCOMMODATION
- LOUNGE/DINER
- CLOSE TO LOCAL AMENITIES
- APPROXIMATELY 1 MILE TO NORWICH AIRPORT
- TWO DOUBLE BEDROOMS
- SOUTH EAST FACING REAR GARDEN
- LESS THAN 5 MILES TO THE CITY CENTRE
- ENCLOSED FRONT AND REAR GARDENS

# 4 Yelverton Close, Hellesdon NR6 5BW

Situated within a cul-de-sac in the popular village of Hellesdon, this TWO bedroom bungalow offers well presented and MODERN accommodation with enclosed front and REAR GARDEN, BRIGHT and SPACIOUS lounge/diner and TWO DOUBLE bedrooms. NO ONWARD CHAIN!



Council Tax Band: A



## DESCRIPTION

Situated within the popular village of Hellesdon, this well presented two double bedroom terraced home offers comfortable and modern living in a convenient location. The property features a spacious and bright dual aspect lounge/diner with patio doors to the rear garden, a well equipped kitchen, and a family bathroom, making it ideal for first time buyers, small families, or those looking to downsize.

The property offers enclosed front and rear gardens, with the rear garden facing south east and mainly laid to lawn. The property benefits from easy access to local shops, schools, and amenities, as well as excellent transport links into Norwich city centre and beyond.

## ENTRANCE HALL

Composite door to front entrance, vinyl flooring, walk in cupboard with light.

## BEDROOM TWO

Double glazed window to front aspect, carpet, radiator, built in wardrobe.

## BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator.

## KITCHEN

Fitted with base units with stainless steel sink and drainer, space for free standing fridge freezer, integrated electric double oven, four ring electric hob with cooker hood over, vinyl flooring, radiator.

## BATHROOM

Double glazed window with obscured glass to front aspect, bath with mains connected shower and rainfall shower head over, vanity unit with wash hand basin, WC, space and plumbing for washing machine, vinyl flooring, extractor fan.

## LOUNGE/DINER

Double glazed French doors leading to paved patio area, double glazed window to rear aspect, vinyl herringbone pattern flooring, two radiators.

## EXTERNAL

The property is approached through a low level timber gate, where the front garden is enclosed and ideally low maintenance. To the rear the garden can be access via patio doors from the living room. The garden is south east facing and laid to lawn, featuring a paved patio seating area with an outside tap and power supply; a perfect, private space for entertaining in the summer.

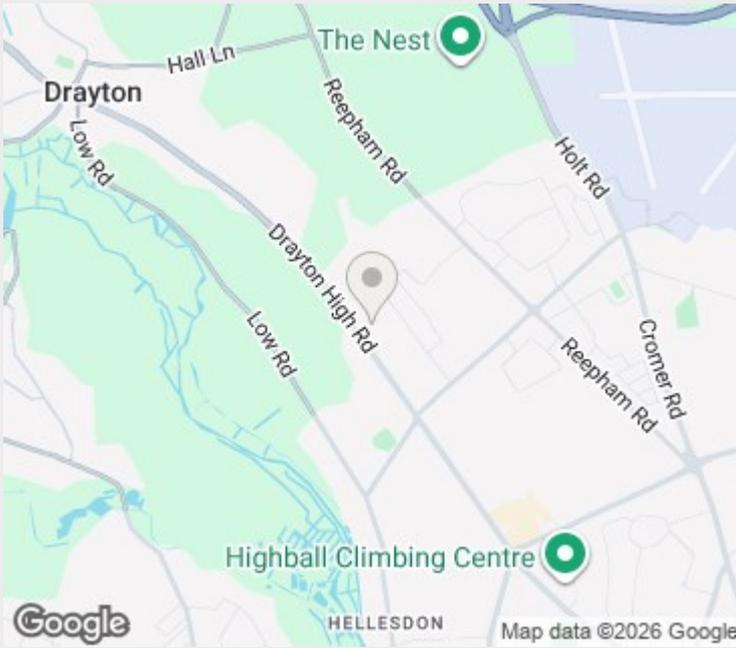
## LOCATION

Yelverton Close is a quiet cul-de-sac located within the popular village of Hellesdon, with a range of amenities including local shops, a high school and community centre. There is easy access and local transport to Norwich City Centre which is less than 5 miles away, whilst Norwich City Airport is approximately just over a mile away.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity and water connected.  
Council tax band: A (Broadland)





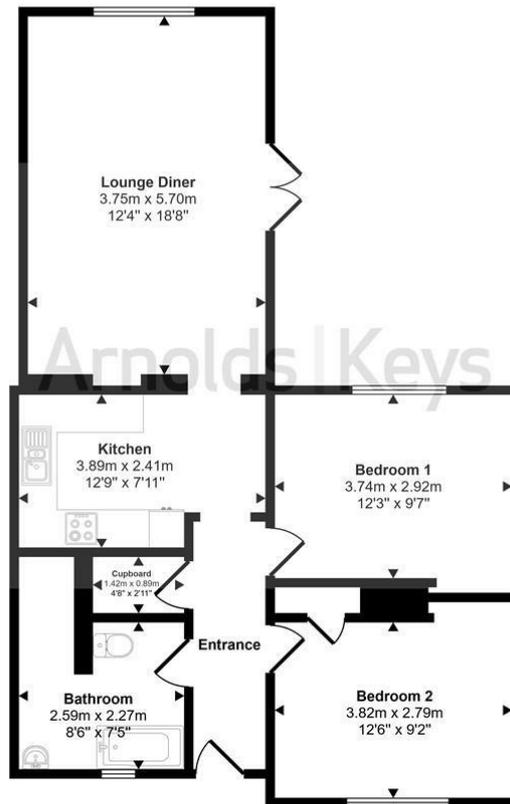
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
71 sq m / 759 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

