



**99 Meadow Way, Hellesdon, NR6 6XX**

**Guide Price £230,000**

- NO ONWARDS CHAIN
- TWO RECEPTION ROOMS
- GARAGE
- ENCLOSED REAR GARDEN
- THREE BEDROOMS
- OFF ROAD PARKING
- VERSATILE ACCOMMODATION
- CLOSE TO CITY CENTRE



# 99 Meadow Way, Hellesdon NR6 6XX

**\*NO ONWARDS CHAIN\*** A semi detached three bedroom home situated within the popular suburb of Hellesdon, close to local amenities and with easy access to the City Centre. The property offers versatile accommodation with three bedrooms, two reception rooms, off road parking, an enclosed garden and garage.



Council Tax Band: C



## **DESCRIPTION**

Situated within the popular suburb of Hellesdon, less than 4 miles North West of the City of Norwich, this link detached home offers versatile accommodation with three bedrooms, two reception rooms, kitchen and a ground floor shower room. Conveniently located close to local amenities and with easy access into the City, the property also benefits from off road parking with access to the attached garage, and an enclosed rear garden. Whilst the property does require work, it provides the perfect opportunity to make this home your own.

## **KITCHEN**

UPVC door to side entrance, double glazed window to front aspect, fitted with a range of wall and base units with worksurface over, stainless steel sink and drainer, gas oven, space and plumbing for washing machine and dishwasher, tiled flooring.

## **LIVING ROOM**

Double glazed window to front, radiator, laminate flooring.

## **SHOWER ROOM**

Velux window to side aspect, three piece suite with corner shower cubicle with mains connected shower, WC, wash hand basin, vinyl flooring.

## **BEDROOM THREE**

Double glazed window to rear aspect, laminate flooring, radiator.

## **RECEPTION ROOM**

Double glazed patio door to rear garden, laminate flooring, radiator.

## **FIRST FLOOR LANDING**

Carpet, doors to both bedrooms, airing cupboard.

## **BEDROOM ONE**

Double glazed window to rear aspect, built in wardrobes, laminate flooring, radiator.

## **BEDROOM TWO**

Double glazed window to front aspect, carpet flooring, built in storage cupboard.

## **EXTERNAL**

To the front of the property the driveway is paved with a small area of lawn to the side, a wrought iron gate leads to an enclosed area with access to the garage which has timber framed double doors. Externally the garden is mainly laid to lawn with a shed.

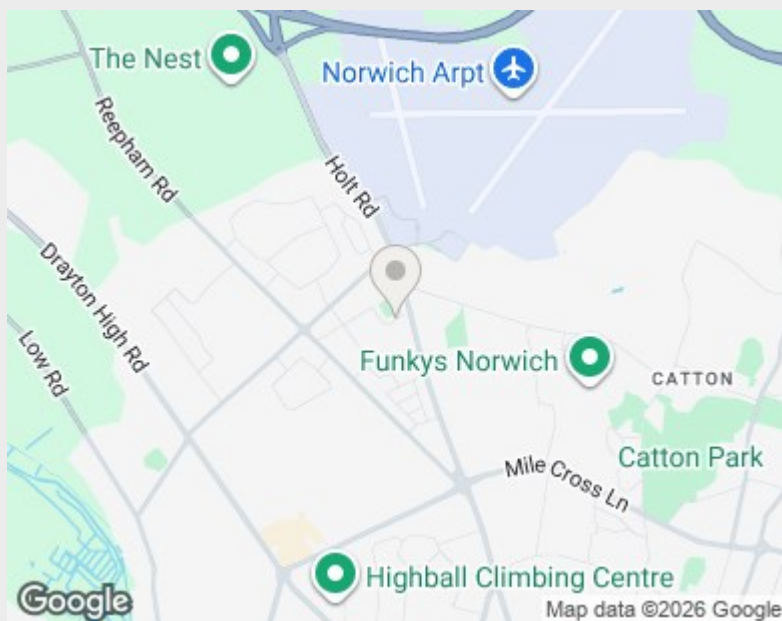
## **AGENTS NOTE**

This property is Freehold.

Mains drainage, electricity and water connected.

Mains gas fired central heating.

Council tax band: C



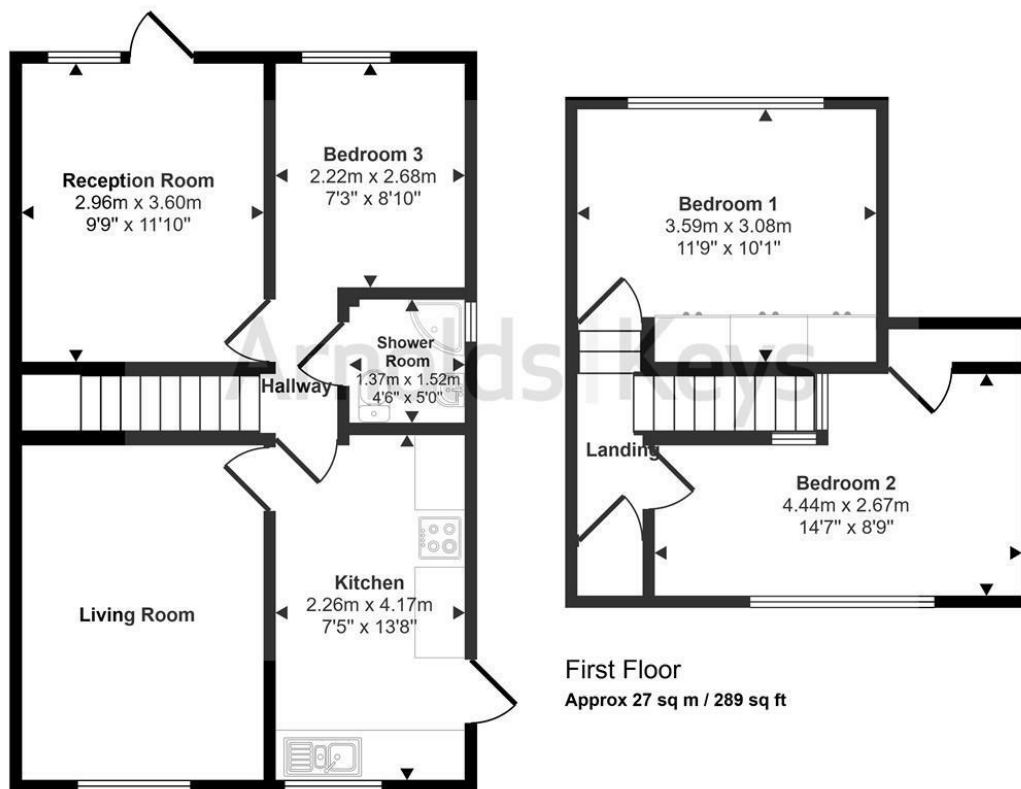
## Viewings

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	73
(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  
73 sq m / 783 sq ft



Ground Floor  
Approx 46 sq m / 494 sq ft

First Floor  
Approx 27 sq m / 289 sq ft

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.

