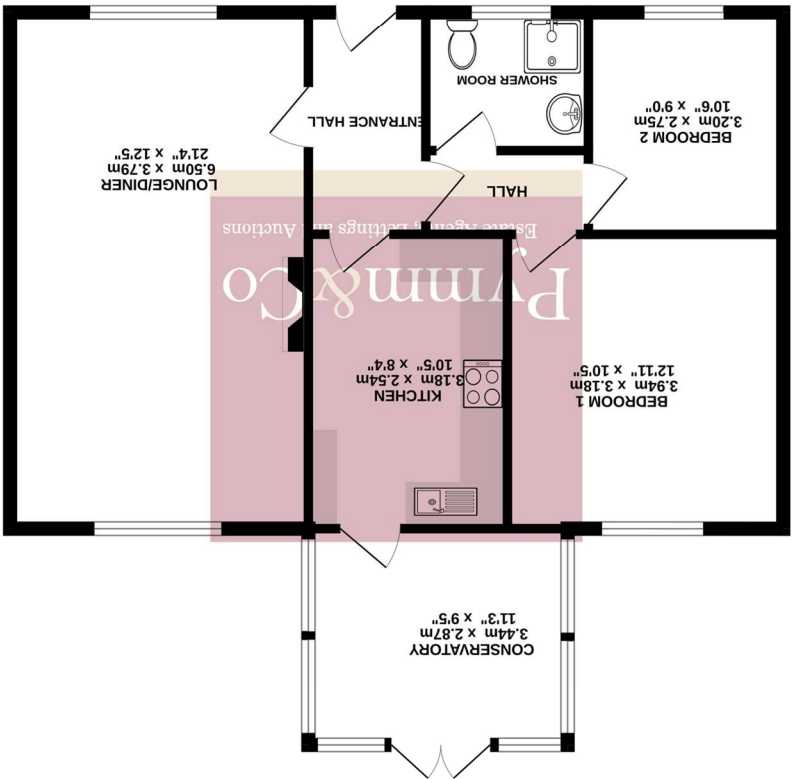


Norwich Office - Sales and Lettings

2-6 Ber Street, Norwich, Norfolk, NR1 3EJ

Tel: 01603 305805

homes@pymmand.co.uk lettings@pymmand.co.uk



GROUND FLOOR

This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. The seller is liable for any error or mis-statement. All parties must rely on their own inspection. Made with Hoxipix 02025



BROADLAND  
CONSULTANTS LIMITED

Looking for  
a mortgage?

Independent Mortgage  
& Financial Advice.

Our expert mortgage advisors are able to guide you through the whole mortgage process, to help you select and arrange the right product for you. Let us also make your life easier, by arranging the selected mortgage on your behalf. This includes First Time Buyer, Home Mover, Re-mortgage and Buy to Let services.

Broadland Consultants Limited is An Appointed Representative Of Sanlam Partnerships Limited Which is Authorised And Regulated By The Financial Conduct Authority.

FCA No 521208

\* Your home may be repossessed if you do not keep up the repayments on your mortgage.



Located in a lovely, established setting, this spacious two bedroom detached bungalow offers well proportioned accommodation and a generous plot, making it an ideal choice for those seeking single storey living in a peaceful yet convenient location.

Guide Price  
£315,000 - £325,000

25 Prince Andrews Road, Hellesdon, Norwich, NR6 6XJ

Call 01603 305805 | [www.pymmand.co.uk](http://www.pymmand.co.uk)



- Spacious two bedroom detached bungalow
- Entrance hall
- Good sized lounge/diner
- Fitted kitchen with adjoining conservatory
- Two double bedrooms
- Wet room
- Double glazing and gas central heating
- Driveway providing off road parking plus single detached garage
- Well established enclosed rear garden with patio and lawn
- Offered with No Onward Chain
- Close to local amenities
- Early viewing highly recommended

Located in a lovely, established setting, this spacious two bedroom detached bungalow offers well proportioned accommodation and a generous plot, making it an ideal choice for those seeking single storey living in a peaceful yet convenient location. The property comprises an entrance hall with a built in storage cupboard, leading into a bright and spacious 6.5m double-aspect lounge/diner, perfect for relaxing or entertaining. The fitted kitchen adjoins a conservatory that provides pleasant views and direct access to the rear garden. There are two good sized double bedrooms, along with a wet room, all benefiting from gas central heating and double glazing throughout. Outside, the bungalow enjoys an enclosed front garden, a driveway providing off road parking, and a detached brick built garage. To the rear, a beautifully maintained garden offers a high degree of privacy, with a patio area stepping up to lawns bordered by mature shrubs and flowerbeds, creating a tranquil and colourful outdoor space. The property is offered with No Onward Chain, and with its generous layout and desirable location, early viewing is highly recommended.

### Location

Situated in the popular residential suburb of Hellesdon, to the north of Norwich City centre, this property on Prince Andrews Road enjoys a convenient and well connected location ideal for retirees, families, professionals, and commuters alike. The area offers a wide range of local amenities within easy reach, including Norwich International Airport, which is just a short drive away. There is schooling available for all ages, as well as access to local doctors` surgeries and veterinary practices, making it a practical choice for everyday living. Residents benefit from excellent public transport links in and out of Norwich, along with easy access to the Norwich Northern Distributor Road (NDR), ensuring swift connections to surrounding villages, the A47, and further afield. Local facilities include a variety of supermarkets, independent shops, pubs, and cafés, all contributing to the strong community feel of the area. With a balance of suburban peace and City accessibility, Hellesdon remains a highly desirable location for those looking to enjoy the best of City and suburban.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

## Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

Please call 01603 305805