



2 The Waterside, Hellesdon

In Excess of £280,000

2 The Waterside

Hellesdon, Norwich

This ground floor apartment is a rare find in a desirable location. With its comfortable and contemporary feel, traditional features, and modern amenities, this property presents a unique opportunity for those seeking a harmonious blend of old-world charm and modern sophistication. Don't miss the chance to make this exceptional residence your own.

LOCATION

Situated on the outskirts of Norwich, The Waterside enjoys an ideal location that provides residents with easy access to nearby amenities. Just a short drive from the heart of Norwich city, you'll have all the benefits of urban living while still enjoying the peace of this residential area. The property is a great choice for families with excellent schools located nearby, ensuring quality education for children. For those who need to commute, the Norwich Northern Distributor Road (NDR) is in close proximity, offering convenient access to various parts of the city and beyond. Nearby shopping options, such as an ASDA, further enhance the convenience of this location.



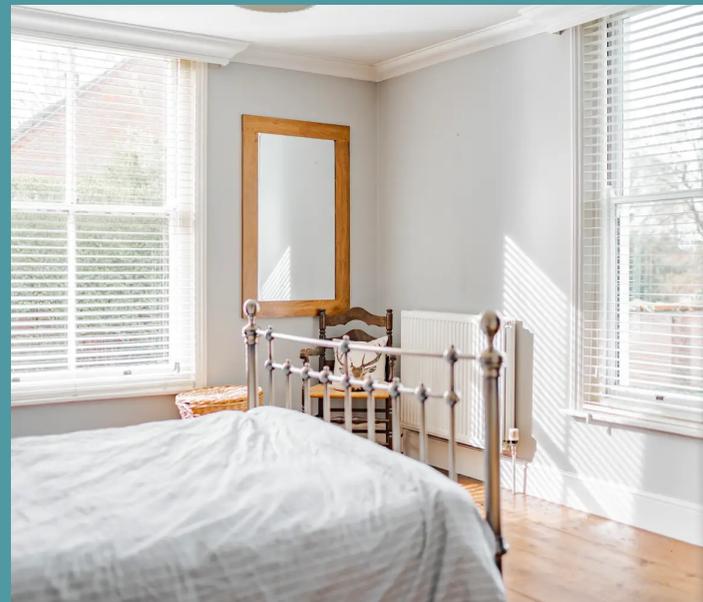
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Upon entering, you are greeted by a bright and airy entrance hall that sets the tone for the rest of the residence. The spacious sitting room, adorned with large windows, invites an abundance of natural light, creating a welcoming ambiance perfect for relaxation. The double doors add a touch of elegance while enhancing the fluidity between spaces. The well-equipped kitchen and separate dining room offer a seamless transition from cooking to entertaining, making it an ideal spot for hosting gatherings or enjoying quiet meals at home.

Further enhancing the apartments overall appeal is two double bedrooms, each designed to offer you relaxation and privacy. Completing the accommodation is the four-piece suite bathroom, offering a luxurious retreat for unwinding after a long day. The elegant fixtures and fittings complement the property's original features, adding a touch of contemporary flair to the space.

For added convenience, off-road parking is available, ensuring that residents have easy access to their vehicle at all times.





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AGENTS NOTES

We understand that this property is leasehold, with 993 years left on the lease.

Maintenance fee - £140 p/m

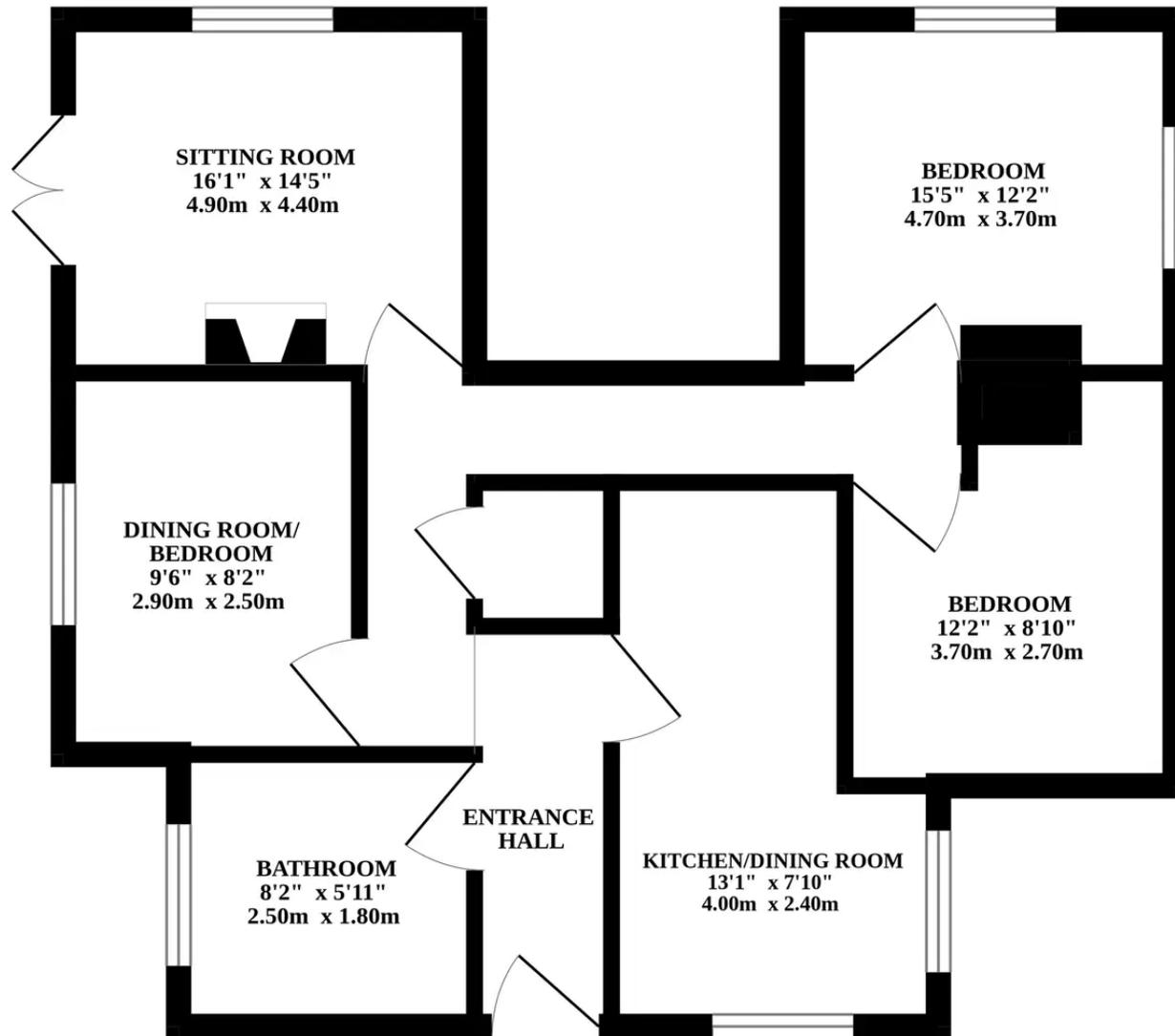
Heating system - Gas Central Heating

Council Tax Band: C

- GROUND FLOOR APARTMENT - DESIRABLE AREA
- COMFORTABLE AND CONTEMPORARY FEEL THROUGHOUT
- TRADITIONAL HIGH CEILINGS AND WOOD FLOORING - OBTAINING THE PROPERTIES ORIGINAL FEATURES
- LARGE WINDOWS FLOODING THE ROOMS WITH NATURAL LIGHT
- BRIGHT AND AIRY ENTRANCE HALL
- COMFORTABLE SITTING ROOM - DOUBLE DOORS
- WELL-EQUIPPED KITCHEN & DINING ROOM
- TWO DOUBLE BEDROOMS
- FOUR PIECE SUITE BATHROOM
- OFF-ROAD PARKING AVAILABLE



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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