



1 Sycamore Court, Hellesdon

Guide Price £250,000

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Hellesdon, Norwich

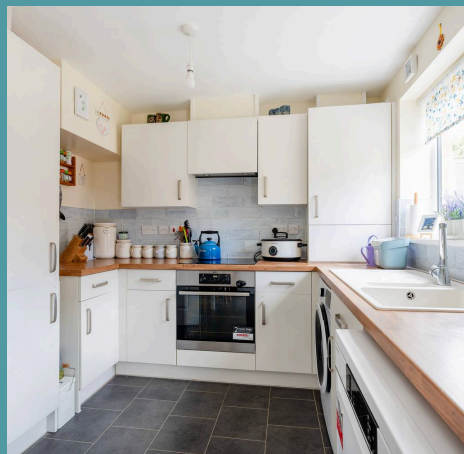
This modern three-bedroom semi-detached home at Sycamore Court offers the perfect merge of style, comfort, and convenience. Set in the ever-popular Hellesdon area, it's ideally located for easy access to the A47, UEA, and Norfolk & Norwich University Hospital. The spacious 14ft lounge and 15ft kitchen/diner make it ideal for both everyday living and entertaining. Three well-sized bedrooms, including an en suite to the master, offer flexibility for families or professionals. Outside, a private, enclosed garden and two allocated parking spaces add to the appeal. With six years remaining on the NHBC warranty and a friendly community atmosphere, this home is a fantastic choice for modern living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





1 Sycamore Court

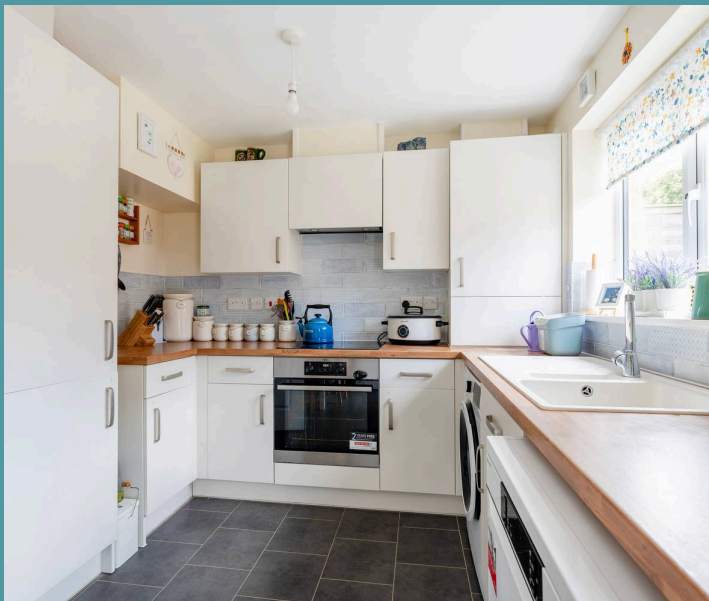
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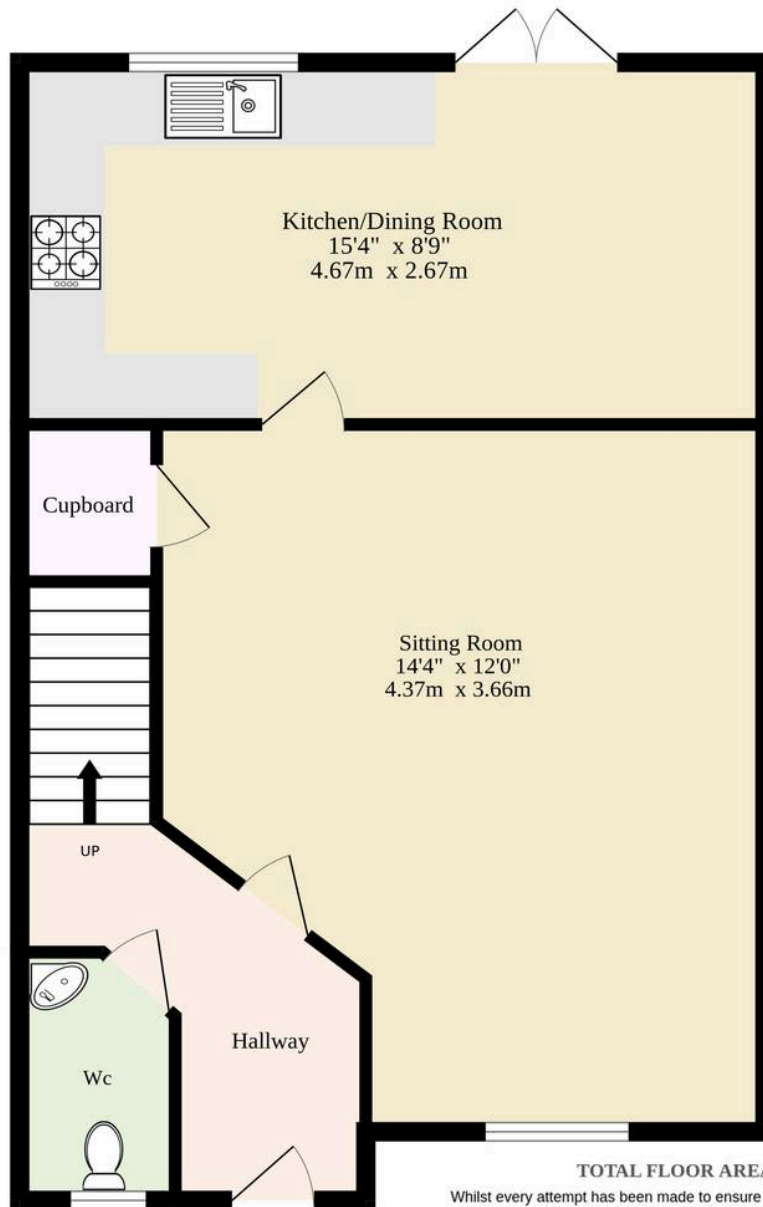
The Location

Sycamore Court is nestled in the popular and friendly neighbourhood of Hellesdon. With quick access to the A47 and the Northern Distributor Road (NDR), getting around is effortless—whether you're commuting to the city centre, heading to the Norfolk & Norwich University Hospital, or reaching the University of East Anglia. Norwich International Airport is just a short drive away, ideal for both travel and business connections.

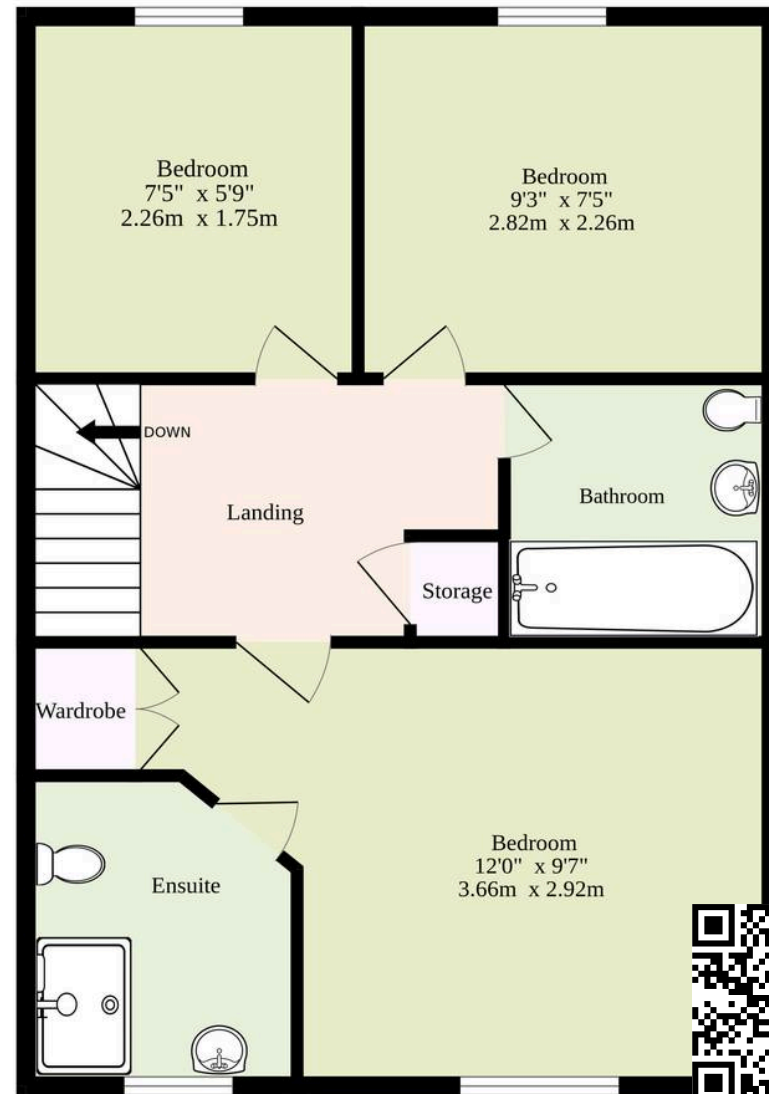
The area is well-served by regular bus routes and offers easy access to the Marriotts Way cycle path, making trips into the city both simple and scenic. Hellesdon itself is packed with everyday essentials including nearby supermarkets like Asda, local schools, GP surgeries and lovely green spaces for all ages. For a bite to eat or a casual catch-up, the Seasons sandwich shop and nearby pubs offer great options right on your doorstep.



Ground Floor
371 sq.ft. (34.5 sq.m.) approx.



1st Floor
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 sq.m.) approx.

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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