



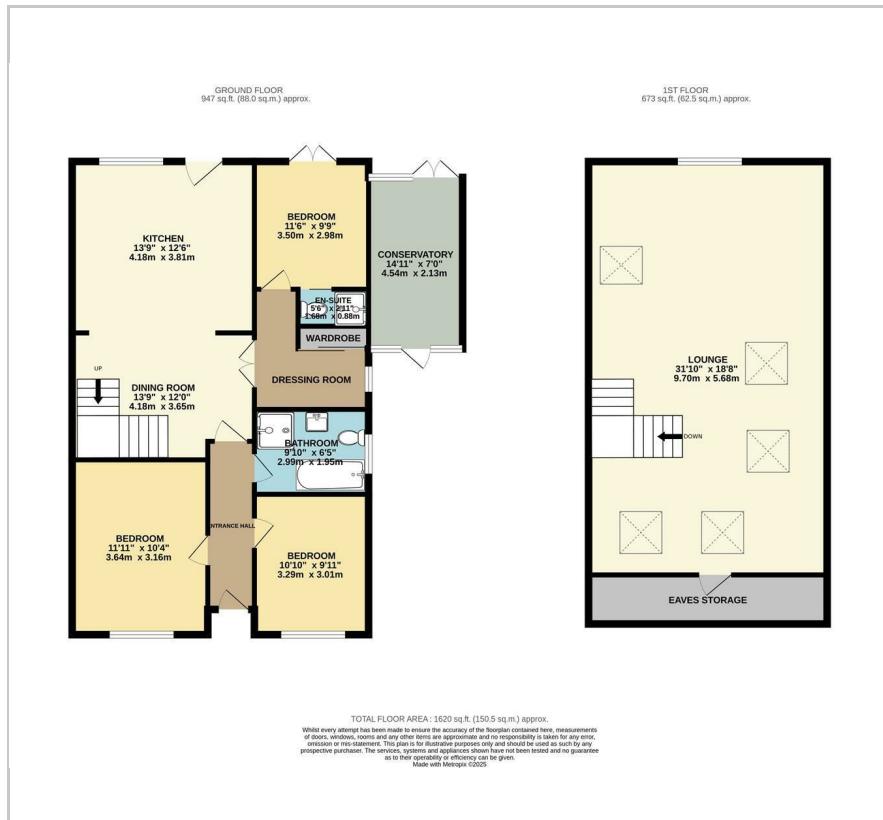
## 72 Hercules Road

Hellesdon, Norwich, NR6 5HH

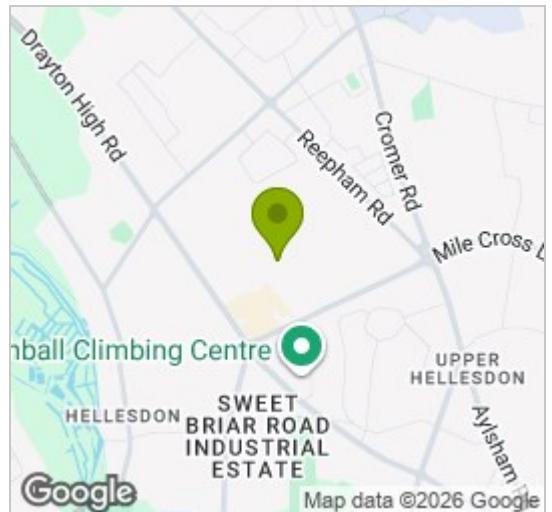
Offers in excess of £325,000



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus A)			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	79

EU Directive 2002/81/EC

## Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Contemporary Semi-Detached Chalet Bungalow
- Three Ground Floor Bedrooms
- En-Suite And Dressing Room To Principal Bedroom
- Large Open-Plan Kitchen/Dining Room With Free-Standing Units
- Conservatory/Garden Room
- Enormous First Floor Sitting Room
- Large Rear Garden Which Is Fully Enclosed And Private
- Gravel Driveway For Off-Road Parking
- EPC Rating - C



This one-of-a-kind semi-detached chalet has been meticulously upgraded and thoughtfully styled with a clear Scandinavian influence, offering a harmonious blend of minimalism and warmth. From the moment you step inside, the attention to detail and quality of finish are immediately apparent.

The ground floor offers three generously sized double bedrooms, two of which are set off the inner hallway and served by a sleek, modern four-piece family bathroom. Continue through and you'll discover the heart of the home – an exceptional open-plan kitchen and dining area, designed for both everyday living and hosting with free-standing units. This striking space is anchored by a floating staircase, adding a bold architectural statement and leading you up to the extraordinary first floor.

Still on the ground floor, the principal bedroom suite is complete with a dedicated dressing area, built-in wardrobes, and a cleverly concealed en-suite bathroom, hidden behind stylish mirrored sliding doors. Large patio doors open directly onto the beautifully manicured and enclosed rear garden, where a tree-lined boundary creates a wonderful sense of privacy and tranquillity.

Outside, there's also a conservatory/garden room with separate external access.

Upstairs, the property truly comes into its own with a stunning 55 sq.m sitting room, bathed in natural light from an array of windows in various shapes and styles. This remarkable space offers versatility and character in equal measure.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.