

WOOD GREEN

Salhouse, Norwich NR13 6NS

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336556

FOR SALE PROPERTY



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- Detached Bungalow
- Planning Permission to Extend
- 19' Sitting/Dining Room
- Modern Re-fitted Kitchen
- Study & Garden Room
- Two Double Bedrooms
- Family Bathroom with Shower
- Private Gardens & Garage

IN SUMMARY

This DETACHED BUNGALOW is pleasantly positioned on a desirable cul-de-sac, with SPACIOUS ACCOMMODATION, and PRIVATE lawned GARDENS. PLANNING PERMISSION has been GRANTED to EXTEND to FRONT and REAR to create three bedrooms! With AMPLE PARKING to front and side, access leads to the detached GARAGE. Stepping inside, the hall entrance offers plentiful space for COATS and SHOES, with doors to the main 19' SITTING/DINING ROOM, with further doors to the MODERN KITCHEN and side lobby, and an OPEN PLAN ASPECT to the STUDY AREA with a GARDEN ROOM beyond. TWO BEDROOMS including the main bedroom with BUILT-IN WARDROBES and the family bathroom with a SHOWER can be found to the opposite end of the property. Finished with a neutral décor, uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING, the property is presented in MOVE-IN CONDITION. The rear gardens back onto a small historic former Mill industrial site, ensuring the property is PRIVATE from RESIDENTIAL PROPERTY.

SETTING THE SCENE

The property is approached via a generous shingled driveway providing off road parking for several vehicles, with a lawned frontage and a range of mature planting. Access leads to the side of the property, which in turn leads to the garage and gated rear garden.

THE GRAND TOUR

With an obscure double glazed entrance door to front, access leads into the entrance hall with fitted carpet, radiator, thermostat heating controls, wall lighting, and a useful loft access hatch. Doors lead off, starting with the 19' sitting/dining room offering ample space for family life with fitted carpet, uPVC double glazed full height window to rear, uPVC double glazed window to side, a door to the kitchen and an opening to the study/play room space, which is open plan, and leads with double doors into the garden room for further reception space. The kitchen leads off the sitting room with a front facing aspect, finished with a modern fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric oven with extractor fan, space for fridge freezer and washing machine, and wall mounted gas fired central heating boiler. A useful side porch offers a further entrance into the kitchen. Two bedrooms lead off the hall, one facing to front, and the larger with fitted carpet, uPVC double glazed window to rear and built-in wardrobe with sliding mirrored doors. Lastly, the family



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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bathroom is finished with a white three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, tiled splash backs and flooring, and built-in airing cupboard housing hot water tank and storage shelving.

THE GREAT OUTDOORS

Leaving from the garden room, a fully enclosed rear garden can be found which is mainly laid to lawn with a small patio area which is ideal for outside entertaining and alfresco dining. A footpath leads the length of the garden to the side access gate, timber-built storage shed, further garden shed to the far right hand corner of the garden. The garden offers huge potential for further landscaping making use of the large lawned area, whilst the garden also offers timber fenced boundaries and a range of mature planting to all sides. The garage offers an up and over door to front, door to side, power and lighting.

OUT & ABOUT

Salhouse is situated East of Norwich, set between Rackheath and Blofield. Local amenities include a primary school, village and post office. The City of Norwich offers a wide range of shopping, leisure and cultural facilities as well as a main line railway station serving London Liverpool Street and an international airport. Villages within close proximity include Brundall and Acle which both offer further amenities including doctors and pharmacists, whilst benefiting from excellent transport links both by road and rail.

FIND US

Postcode : NR13 6NS

What3Words : ///snowboard.hound.megawatt

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
829.47 ft²
77.06 m²

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