



Green Park Road, Horsford - NR10 3DT

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Green Park Road

Horsford, Norwich

This BRAND NEW DETACHED BUNGALOW offers an OPEN PLAN LAYOUT, gardens and parking. This CONTEMPORARY property offers an attractive EXTERIOR with uPVC double glazed WINDOWS and DOORS, with a BLEND of MODERN LIVING. The OPEN PLAN reception space offers ample room for SOFT FURNISHINGS and a DINING TABLE, whilst a BRAND NEW KITCHEN includes INTEGRATED COOKING APPLIANCES and a fridge freezer. Storage is provided via the cloaks cupboard, with doors to the MODERN SHOWER ROOM, complete with STORAGE and a heated towel rail, and DOUBLE BEDROOM. The REAR GARDENS are ENCLOSED and ready for landscaping.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Brand New Detached Bungalow
- Ready to move in!
- Open Plan Living
- Fitted Kitchen with Cooking Appliances
- Shower Room with Storage
- One Double Bedroom
- Enclosed Gardens
- Off Road Parking



Situated in Horsford, a popular village, which lies to the North side of Norwich, offering a range of local amenities including Village School and Hall, recreation ground, local shopping facilities and bus services to Norwich. The village is highly sought after, and benefits from access to the Broadland Northway which connects to the A47 for Norwich, Yarmouth and also onto the A11 for access to London.

SETTING THE SCENE

With off road parking to front, the property is set back from the road, with gated access to the rear garden and an outside power supply.

THE GRAND TOUR

Heading inside, the living space is open plan and all on one level. Ready for flooring, there is ample space for soft furnishings and a dining table, with a door leading to the rear garden. The kitchen is formed in an L-shape, with integrated cooking appliances including an electric ceramic hob and electric oven, with a built in fridge freezer, and space for a washing machine. Leading off the living space is the main bedroom which is ready for carpeting, and also the shower room. Complete with a three piece suite, the shower room includes a rainfall shower, vanity unit with storage and a heated towel rail.





Green Park Road

Horsford, Norwich

FIND US

Postcode : NR10 3DT

What3Words : [///cashew.spreads.gems](https://www.what3words.com/#!/share////cashew.spreads.gems)

VIRTUAL TOUR

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

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



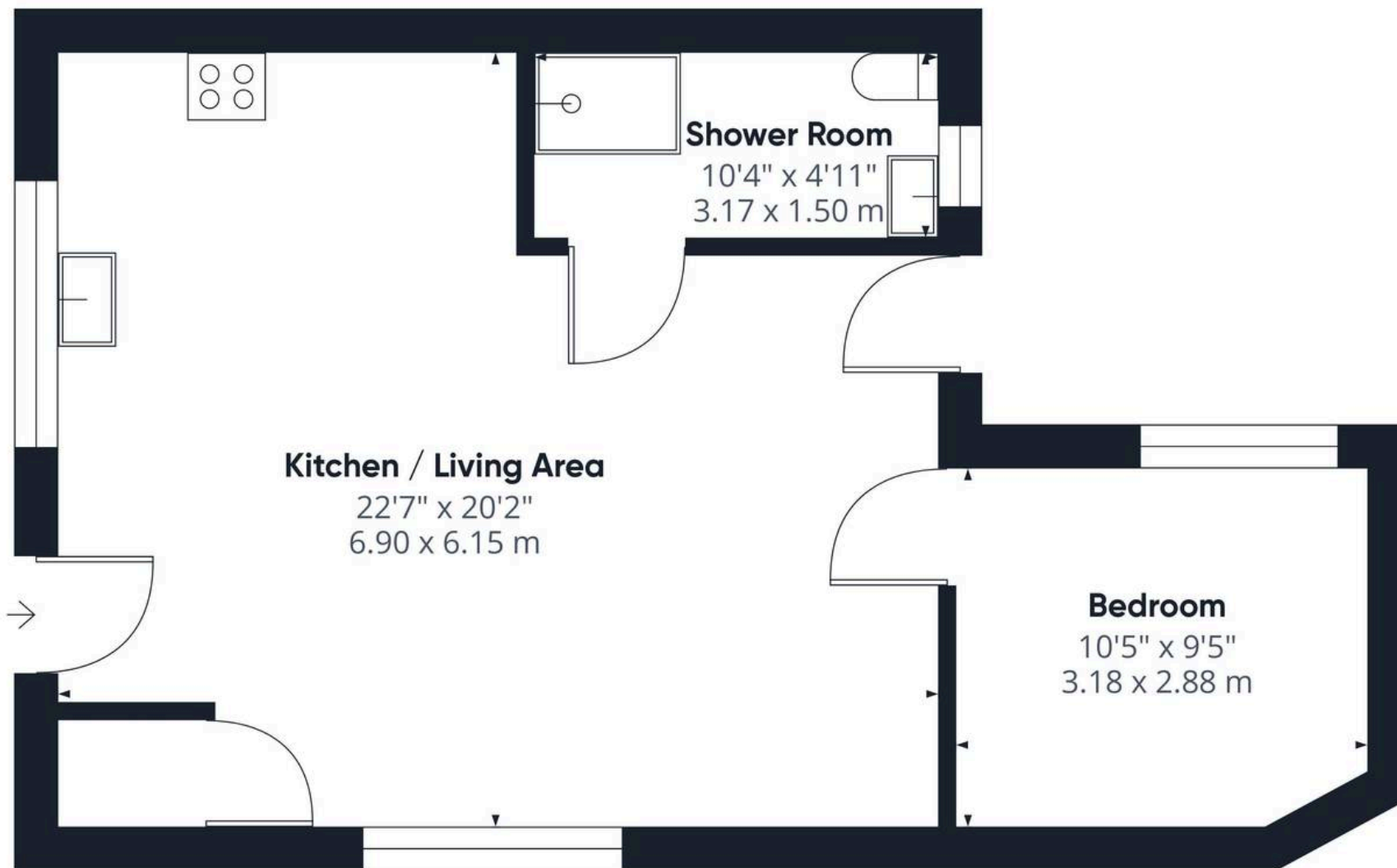


THE GREAT OUTDOORS
Ready for landscaping, the rear garden is fully enclosed with timber panelled fencing, with outside lighting and power installed.



A hand holding a smartphone displaying a virtual tour app. The app interface includes a 'Enter virtual tour' button, the 'STARKINGS & WATSON' logo, and a URL 'starkingsandwatson.co.uk'. A QR code is visible in the bottom left corner of the app interface. The background is a teal gradient with a white icon of a smartphone displaying a virtual tour.

**SCAN
HERE FOR A
VIRTUAL
TOUR**



Approximate total area⁽¹⁾

544.65 ft²

50.6 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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