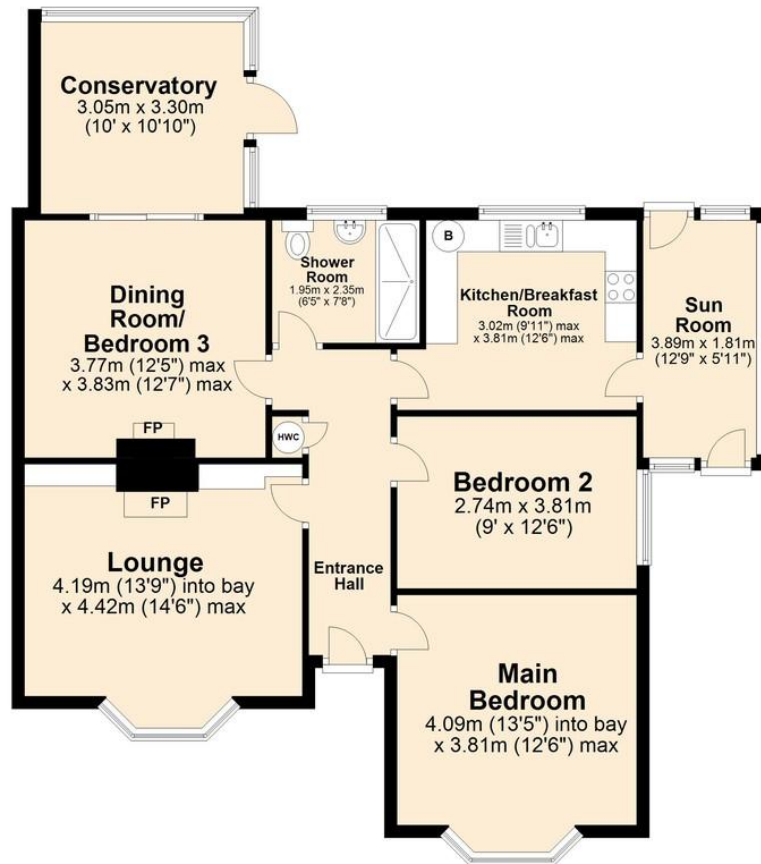


Ground Floor

Approx. 98.5 sq. metres (1060.2 sq. feet)



Total area: approx. 98.5 sq. metres (1060.2 sq. feet)

OUTSIDE

The property is fronted by a lawn with tree and shrubs. A section of tarmac provides off-road parking to the front and right-hand side of the bungalow, where a wooden gate provides access to the south-west facing garden, measuring approx. 112' x 43' max. The garden space features a lawn, bisected by a path, with a patio abutting the bungalow, shrub and hedging borders plus 2 storage sheds.

AGENTS NOTE

Please be advised the images reflect the property during a previous tenancy.

DIRECTIONS

Follow Queens Road into the village from its junction with Norwich Road, adjacent to the Queens Head public house. The property can be found on the left-hand side, shortly after the entrance to the local primary school and before the entrance to the Ofsted 'Outstanding' academy.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

D

Energy Efficiency Rating Current D 55 Potential C 78



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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Extensive 2/3 bedroom detached bungalow enjoying a central village location, convenient for schools, amenities and swift access to the city. This property provides over 1,060 sq/ft. of living space including a bay-fronted lounge and main bedroom, plus separate dining room/potential bedroom 3 with conservatory access. Outside benefits from off-road parking and 112' south-west facing rear garden.

Queens Road

Hethersett | Norwich | Norfolk | NR9 3DB

£1,250 pcm

Detached bungalow in a convenient village location

Immaculately presented with well-proportioned living spaces

2 double bedrooms, including a 13'5 bay-fronted main bedroom

Kitchen/breakfast room includes some appliances, adjacent sun room with garden views

14'6 bay-fronted lounge with real flame gas fire plus 12'7 dining room/potential bedroom 3

Modern shower room with walk-in shower

Gas central heating and double glazing

Generous off-road parking in front and along the side the property

112' max. south-west facing enclosed rear garden with extensive lawn and storage sheds

Available end of January 2024!

