



Barley Close, Cantley, Norwich

Guide Price £330,000 - £350,000 Freehold

Energy Efficiency Rating : C

- ✓ Tucked Away Cul-De-Sac Setting
- ✓ Modern Detached Bungalow
- ✓ Spacious Hall Entrance
- ✓ Re-fitted Kitchen/Dining Room
- ✓ Three Double Bedrooms
- ✓ En Suite & Re-fitted Family Bathroom
- ✓ Private Lawned Gardens
- ✓ Garage & Tandem Driveway

To arrange an accompanied viewing please call our Brundall Office on 01603 336556





Tucked away in a RURAL cul-de-sac SETTING, this detached bungalow offers over 970 Sq ft (stms) of accommodation, with a STRIKING RE-FITTED KITCHEN, new FAMILY BATHROOM and REPLACEMENT central heating BOILER. The GARAGE is situated to the front with lawned gardens, and ample storage beyond. The SOUTH FACING frontage incorporates the EXTENDED driveway, providing ample parking and turning space. The HALL ENTRANCE is a fantastic welcoming space, with the SITTING ROOM on your right, with views over the front garden. The KITCHEN is finished in CONTRASTING UNITS whilst offering an island and SPACE for a TABLE, with various appliances. The third bedroom is adjacent to the kitchen, ideal as a STUDY or DINING ROOM, with all THREE BEDROOMS being DOUBLE in SIZE. An EN SUITE can be found off the main bedroom, with the FAMILY BATHROOM offering STRIKING TILES and a SHOWER OVER the BATH. The rear GARDEN is PRIVATE, with a SUMMER HOUSE and large patio.

LOCATION

The Broadland Village of Cantley is located East of the Cathedral City of Norwich and is tucked away in the Norfolk Countryside but located within only four miles of both Acle and Brundall. The village itself offers a range of amenities including a railway station, local public houses and restaurants and a Primary School. Being close to both Acle and Brundall means there is easy access to a variety of local shops, surgeries and of course the leisure activities associated with the Norfolk Broads.

DIRECTIONS

You may wish to use your Sat-Nav (NR13 3AF), but to help you... Leave Norwich via the A47 heading towards Great Yarmouth. Proceed straight over the Brundall roundabout and through the single carriageway. Turn right across the dual carriageway signposted Cantley and turn immediately left onto High Road. Follow this road up and over the hill and into Beighton. Proceed through Beighton and into Cantley following round at the 'S' bends. Follow until you reach a junction and head straight over onto Station Road. Take the first right onto Langley Road, then right and immediate left onto Malthouse Lane. Barley Close can be found on your right hand side, where the property is located at the end of the cul-de-sac.

The property is approached via a well maintained front garden which is mainly laid to lawn with shrubs and brick weave driveway leading to the property and single garage.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Tiled flooring, radiator, uPVC obscure double glazed window to front, telephone point, smooth coved ceiling with loft access hatch, doors to:

SITTING ROOM

16' 2" x 11' 10" (4.93m x 3.61m) Flame effect fire set within decorative surround and hearth, fitted carpet, radiator, uPVC double glazed window to front, television and telephone points, smooth covered ceiling.

KITCHEN/DINING ROOM

15' 10" x 10' 3" (4.83m x 3.12m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, inset electric hob, built-in electric oven and extractor fan over, integrated dishwasher, space for fridge/freezer, space for dishwasher, space for washing machine, tiled flooring, radiator, uPVC double glazed window to rear, uPVC double glazed door to rear, floor standing oil fired central heating boiler, smooth covered ceiling.

DOUBLE BEDROOM

10' 5" x 9' 6" (3.18m x 2.9m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in bedroom furniture, smooth covered ceiling.

DOUBLE BEDROOM

10' 6" x 9' 6" (3.2m x 2.9m) Fitted carpet, radiator, uPVC double glazed window to rear, telephone point, built-in bedroom furniture, smooth covered ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap and glazed shower screen, tiled walls, extractor fan, wood

effect flooring, heated towel rail, uPVC obscure double glazed window to side, smooth covered ceiling.

DOUBLE BEDROOM

11' 7" x 8' 9" Max (3.53m x 2.67m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard, range of built-in bedroom furniture, smooth covered ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, wall mounted vanity mirror, extractor fan, tiled flooring, radiator, uPVC obscure double glazed window to front, smooth covered ceiling.

OUTSIDE

To the outside of the property you will find a rear garden which is largely laid to lawn with mature borders, and patio space providing the ideal space to relax and entertain. A timber summer house is to one corner - offering hobby or storage space. The garden is enclosed with a mix of mature hedging and timber panelled fencing with access to the front of the property.

GARAGE

18' 7" x 10' 9" (5.66m x 3.28m) Up and over door to front, door to rear, storage above, power and lighting.





Floor Plan
Approximate Floor Area
974 sq. ft
(90.48 sq. m)



Approx. Gross Internal Floor Area 974 sq. ft / 90.48 sq. m

Agents Note: 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.