



Grange Road, Cantley, Norwich

Guide Price £330,000 - £355,000 Freehold

Energy Efficiency Rating : A

- ✓ Detached Barn Style Bungalow
- ✓ Tucked Away Rural Setting
- ✓ Ample Parking & Garage
- ✓ Approx. 0.3 Acre Plot (stms)
- ✓ Open Plan Living Space
- ✓ Fitted Kitchen with Appliances
- ✓ Two Double Bedrooms
- ✓ Family Bathroom

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

**STARKINGS
&
WATSON**



With a 0.3 Acre Plot (stms). TUCKED AWAY in a small development of only four properties, this DETACHED BARN STYLE BUNGALOW offers ample parking, garage, 0.3 Acre Plot (stms), and distant FIELD VIEWS. With an OPEN PLAN LAYOUT and VAULTED CEILINGS with EXPOSED TIMBER BEAMS, the main living space is FLOODED WITH NATURAL LIGHT, creating a great entertaining space, whilst remaining FUNCTIONAL with a FULLY FITTED KITCHEN - including some integrated appliances. The KITCHEN is centred around a large breakfast bar, with the INNER HALL leading to the TWO DOUBLE BEDROOMS and LUXURY FAMILY BATHROOM with a separate shower cubicle. With a NEUTRAL DECOR, double glazing and CENTRAL HEATING, the property is an ideal full time or HOLIDAY HOME. To the outside, the boundaries are now being formed, creating a manageable LAWNED GARDEN to front and rear, with a RAISED PATIO.

LOCATION

Cantley sits to the East of the City of Norwich, with the village being tucked away in the Norfolk Countryside but located within only four miles of both Acle and Brundall. The village itself offers a small 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 3SG), but to help....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, taking the left hand turn into Grange Road where the property can be found at the end of the road within the small development.

The property is approached via a lawned driveway with access to the single garage.

uPVC obscure double glazed entrance door to:

KITCHEN/DINING/SITTING ROOM

28' x 14' (8.53m x 4.27m) An amazing open plan living space with exposed timber beams under a vaulted ceiling. Offering a fitted range of wall and base level units with square edged work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, inset electric hob and extractor fan over, built-in eye level electric double oven, integrated fridge/freezer, integrated washing machine, space for American style fridge/freezer, integrated washer/dryer, space for dining table, fitted carpet, tiled flooring with electric under floor heating, radiator, uPVC double glazed window to front, uPVC double glazed window to side, uPVC double glazed French doors to rear, television and telephone points, smooth vaulted ceiling with exposed timber beams, door to:

INNER HALL

Fitted carpet, velux window to rear x2, thermostat heating control, smooth vaulted ceiling with exposed timber beams, doors to:

FAMILY BATHROOM

Four piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer shower tap, shower cubicle with twin head thermostatically controlled rainfall shower and glazed shower screen, aqua board splash backs, wall mounted vanity mirror, tiled flooring with electric underfloor heating, vertical radiator, velux window to rear, built-in double storage cupboard, smooth vaulted ceiling.

DOUBLE BEDROOM

10' x 9' 4" (3.05m x 2.84m) Fitted carpet, radiator, uPVC double glazed window to front, smooth vaulted ceiling with exposed timber beams.

DOUBLE BEDROOM

12' x 8' 8" (3.66m x 2.64m) Fitted carpet, radiator, velux window to front, velux window to rear, uPVC obscure double glazed window to side, built-in double wardrobe, smooth vaulted ceiling with exposed timber beams.

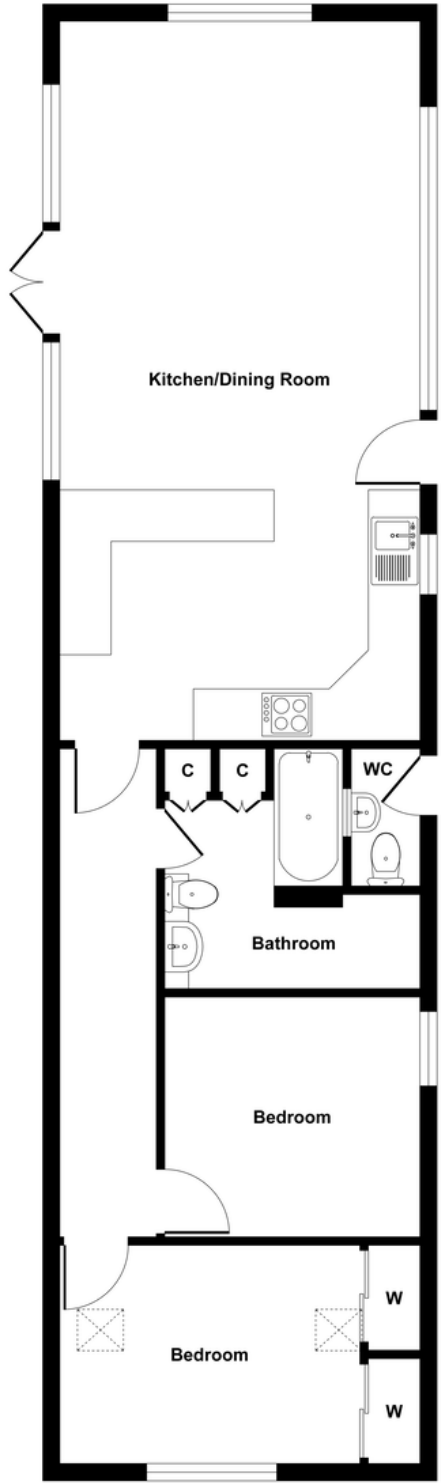
OUTSIDE

Outside you will find a spacious patio area which will comfortably seat eight along with generous lawned space and pathway leading to the front of the property, where you will also find a useful outdoor WC.

GARAGE

Up and over door to front.





STARKINGS & WATSON
Floor Plan
Approximate Floor Area
786 sq. ft
(73.02 sq. m)

Approx. Gross Internal Floor Area 786 sq. ft / 73.02 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 and 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

Centralised Hub:

Crafton House | Rosebery Business Park | Mentmore Way | Poringland | Norwich | NR14 7XP
 01603 336116 | sales@starkingsandwatson.co.uk | lettings@starkingsandwatson.co.uk

starkingsandwatson.co.uk



SWEA Ltd t/a Starkings & Watson. Company Registration Number 10386501
 Registered Office 45a Birchfield Lane, Mulbarton NR14 8AA
 VAT Registration Number 253 994 172