



Woodcock Road, Norwich

Guide Price £360,000 Freehold

Energy Efficiency Rating : D

- ✓ Detached Bungalow
- ✓ Two Reception Rooms
- ✓ Large Full Width Conservatory
- ✓ Newly Fitted Kitchen
- ✓ Two/Three Double Bedrooms
- ✓ En Suite & Re-fitted Family Bathroom
- ✓ Garage & Parking
- ✓ Well Stocked Garden with Outbuildings

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
& WATSON**



IN SUMMARY

Situated on the CITY BOUNDARIES, this 1060+ Sq ft (stms) DETACHED BUNGALOW offers an UPDATED INTERIOR including a REPLACEMENT KITCHEN and FAMILY BATHROOM. With RE-WIRING, the central heating boiler being serviced and the ADDITION OF a WARM ROOF to the CONSERVATORY - the property really is easy to run. With a WALLED FRONTAGE the property is set back from the road, with EXTENSIVE REAR GARDENS which are well stocked and HUGELY PRIVATE. Once inside, the main entrance hall leads to the front SNUG or BEDROOM, with the main BAY FRONTED BEDROOM opposite. Continuing down, the SECOND DOUBLE BEDROOM is to the left with an EN SUITE SHOWER ROOM. The EXPANSIVE and OPEN PLAN sitting/dining room is to the right, and with DIRECT ACCESS to the 29' CONSERVATORY. The main family bathroom has been replaced and now incorporates a SHOWER over the bath. The KITCHEN is well stocked and offers a SUITE of APPLIANCES, along with AMPLE STORAGE.

SETTING THE SCENE

Woodcock is a busy and progressive road which filters to local amenities, the City Centre and out onto the Ring Road and beyond, including the NDR/Broadland Northway. The walled frontage and various high level hedges offer privacy, with a hard standing driveway and a lawned frontage breaking up the concrete. The door leads to the integral garage and the bungalow.

THE GRAND TOUR

The current vendor has a unique and bold style, with various large pieces of statement furniture, which still showcase the overall room sizes. Walking in the front door, the newly created snug/bedroom is located to the front, with an attractive bay window. The main bedroom is opposite, and once again features a bay window. The second bedroom and en-suite wet room are next on your left, with various built-in storage. The open plan sitting/dining room is on your far right, with a parquet floor and feature fire place. Ample space is provided for soft furnishings and a dining table. Patio doors open to the conservatory which creates a multi-purpose room, with ample storage and space for appliances such as a washing machine or fridge. The kitchen completes the property and incorporates a statement square edge work surface, with a door leading back to the entrance hall.

THE GREAT OUTDOORS

To the rear of the property you will find a surprisingly spacious garden, which offers a generous patio area, ideal for entertaining, relaxing and alfresco dining. With potential for a hidden pond, the garden continues to the lawned area with a stepping stone path leading to the private enclosed allotment and working garden. The property is private and secluded, with enclosed boundaries and ample fruit trees. Two timber built-summer houses or studios can be found, along with a shed and green house.

OUT & ABOUT

Within a short drive or bus journey to the City Centre, this location is popular for those working in the centre but wanting a retreat from the hustle and bustle. With bus routes nearby, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors' surgery. Of course, the City itself offers a vast array of shops and services, with rail links from the Train Station.

FIND US

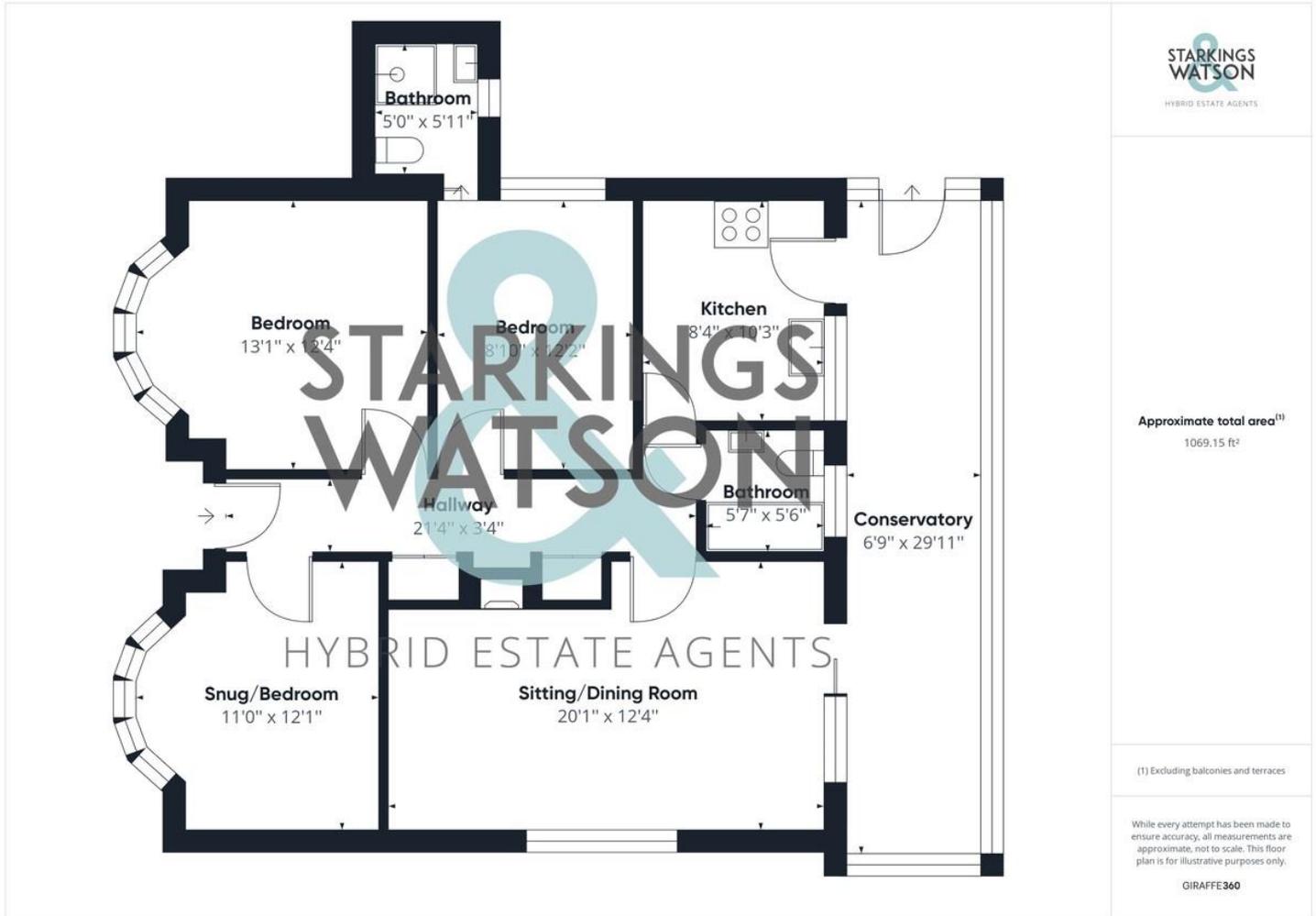
Postcode : NR3 3TT

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VIRTUAL TOUR

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





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