

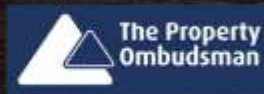
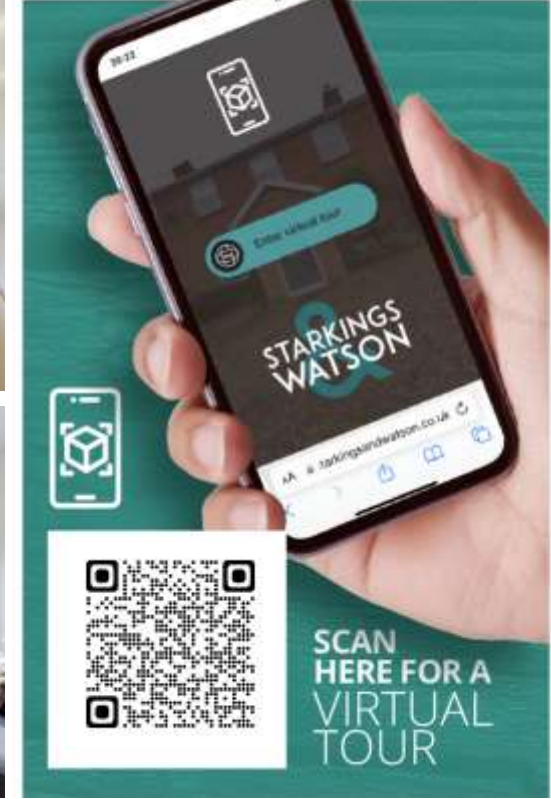
HALL ROAD

Framingham Earl, Norwich NR14 7SE

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01508 356456

FOR SALE PROPERTY



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- Stunning Extended Detached Bungalow
- Modernised Interior with Flexible Layout
- Sitting Room with French Doors to Garden Terrace
- Open Plan Kitchen/Dining Room with Island
- Family Room with Annexe Potential
- Four Bedrooms
- Three En Suite Shower Rooms
- Sizeable Gardens & Planning for Garage

IN SUMMARY

With a 0.34 ACRE PLOT this 2082 Sq. ft (stms) DETACHED BUNGALOW is tucked away on a PRIVATE DRIVEWAY offering SECLUSION and PRIVACY. Rarely does such a UNIQUE and INDIVIDUAL PROPERTY become available in a location which is WELL SERVED and close to the A146 for access. This NON-ESTATE SETTING is ideal for those seeking ANNEXE POTENTIAL or a SPACE for a growing family. READY for a new buyer to add their PERSONAL TOUCHES, the property offers FLEXIBLE ACCOMMODATION which includes THREE EN SUITE BEDROOMS, along with a STUDY and FAMILY ROOM - both of which could be further bedrooms. The SITTING ROOM offers a PART VAULTED CEILING and VELUX WINDOWS for added natural light, and the KITCHEN is centred around a LARGE ISLAND and finished with BI-FOLDING DOORS incorporating integral blinds.

SETTING THE SCENE

From Hall Road a shingle driveway can be found tucked against a tree lined side boundary where the property is located tucked away at the end of the private driveway. There is ample parking and turning space, along with agreed planning permission for a double garage. Raised beds line the left hand boundary, whilst the gardens are open plan and wrap around the bungalow. At night time the external

illuminations enhance the cladding and feature porch entrance.

THE GRAND TOUR

The external facade is a thing of beauty, with the contrasting timber clad and rendered exterior, a feature porch with a glazed apex floods the hall with light. Stepping inside the T-shaped hall is finished with wood effect flooring and a recessed door mat, with the accommodation currently laid out with the bedrooms to the left and the main living space to the right. From the main entrance, a study or bedroom can be found to your right, which is well placed with the family bathroom opposite. Finished with tiled splash backs and flooring, this easy to maintain four piece suite offers a separate shower cubicle and good storage under the sink. The three main bedrooms all offer en suites and are located to one end, all with fitted carpet under foot. The main bedroom offers a range of built-in storage, with a modern en suite shower offering an attractive finish and further storage. The second and third bedrooms have a matching en suite with a gloss white finish and large shower cubicle. Heading back to the living accommodation, the sitting room has been extended and is ready for carpeting. With a partly vaulted ceiling and two velux windows, there is great natural light, with full height windows and French doors opening to the raised terrace. Heading along the hall, a pantry style storage cupboard can be found on your right, with the utility room straight ahead. With great storage and a butler sink, the utility benefits from a stable door for its own private access with a cloakroom and family room leading off - ideal for annexe potential. The family room offers wood effect flooring and a range of built-in storage to one wall, whilst contrasting portrait and landscape windows complete the contemporary look. Saving the best until last, the kitchen is centred around a huge island which incorporates a breakfast bar and inset electric ceramic hob with twin electric ovens. With contrasting colours to the island and



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main run of wall and base level units, the kitchen includes a full suite of appliances including a dishwasher, fridge/freezer and wine cooler, whilst there is ample space for dining and soft furnishings. Set under a glazed roof lantern, the bi-folding doors with integrated blinds allows for a great view to the garden, and easy entertaining in the summer months.

THE GREAT OUTDOORS

The rear garden offers a peaceful and stunning setting, with enclosed timber fenced and walled boundaries. A raised terrace leads from the main living spaces, and could be finished with paving to enhance the look. Steps lead down to the main lawn, with a range of trees and planting, along with two timber storage sheds. Illuminated at night, the property also includes an outside water supply and side patio.

OUT & ABOUT

Situated within the highly sought after South Norwich village of Framingham Earl/Poringland, the village itself offers every amenity a family could need, including doctors, dentist, shops, schools and regular bus links to Norwich. Still a rural village, various walks and parks can be enjoyed, with various other villages and hamlets close by with further walks and public houses.

FIND US

Postcode : NR14 7SE

What3Words : To access the driveway: ///fencing.showering.shuffles. The main bungalow: ///twitching.angle.sounds.

VIRTUAL TOUR

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

Disclaimer: 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.

Price:



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Approximate total area⁽¹⁾
2082.89 ft²
193.51 m²

(1) Excluding balconies and terraces

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

