



Gipsy Lane, Norwich - NR5 8AX

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HYBRID ESTATE AGENTS

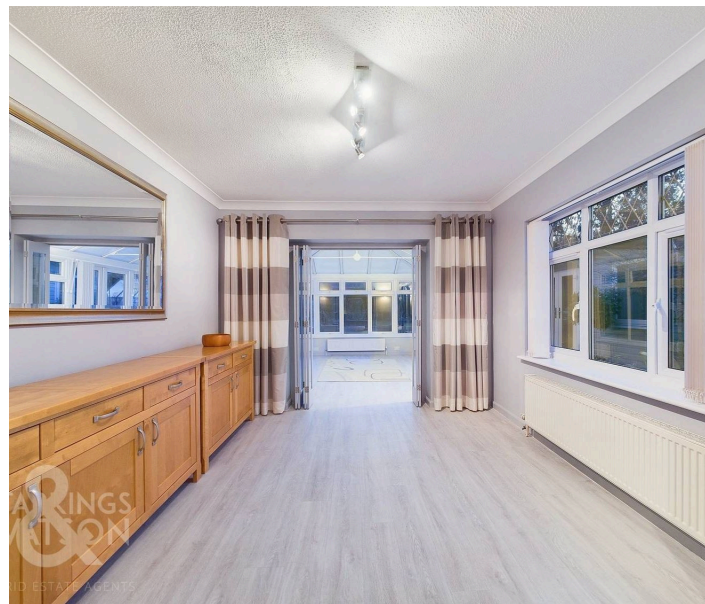




## Gipsy Lane

Norwich

NO CHAIN. This 1930's EXTENDED detached bungalow occupies a NO-THROUGH ROAD setting just off EARLHAM ROAD. With a TREE LINED FRONT ASPECT which forms part of the Earlham Cemetery, this tucked away and GATED PLOT extends to some 175ft (stms) and is home to a WELL KEPT HOME with OPEN PLAN and LARGE LIVING SPACES, with an overall size of some 1200 Sq ft (stms). Having been recently REFURBISHED & REDECORATED, as well as fitting a REPLACEMENT CENTRAL HEATING BOILER, a three year old JOHN LEWIS fitted KITCHEN and various replacement WINDOWS and DOOR, the property is presented in move-in condition. The EXTERNAL ANNEXE/HOME OFFICE offers further potential, either extending the living or bedroom space, or creating an ideal STUDIO. The accommodation offers TWO DOUBLE BEDROOMS to front, original 15' SITTING ROOM with French doors to rear, SHOWER ROOM, separate cloakroom, OPEN PLAN KITCHEN with CENTRAL ISLAND, dining room, and the CONSERVATORY - all flowing seamlessly.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating

- No Chain
- 1200 Sq. ft Detached Bungalow (stms)
- 175 ft Plot (stms) with Tree Lined Front Aspect
- Completely Refurbished & Redecorated
- Two Double Bedrooms
- Three Reception Rooms
- Open Plan Kitchen/Dining Room
- Garden Studio/Home Office

Located on the fringe of Norwich City, this property is ideally placed within convenient distance to the main shopping district, University of East Anglia, Norfolk and Norwich hospital, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

#### SETTING THE SCENE

With wrought iron gates opening to the brick weave driveway, hedge and fence boundaries with brick pillars enclose the lawned garden. A tree lined front aspect of the adjacent Earlham Cemetery makes for a peaceful setting, whilst the road in front of the property is a cul-de-sac. The front door can be found to the side of the bungalow, with a gated access to the rear garden.



## THE GRAND TOUR

Heading through the replacement composite entrance door you immediately walk into the hall entrance with deep skirting, CCTV and heating controls, and useful storage. The two double bedrooms are to your left and looking over the front gardens - both offer large windows and a range of built-in bedroom furniture. Across the hall, the sitting room offers a warm and cosy feel, centred on a feature fireplace with an inset timber beam and feature burner which imitates a log burner. With carpet under foot, French doors lead to the rear garden which is ideal for summer entertaining. Following the hall, the shower room can be found to your left with a tiled shower cubicle and wall mounted sink unit with storage. The adjacent cloakroom offers a hand wash basin as part of the toilet cistern for space saving. The kitchen is next, with a fitted range of wall and base level John Lewis units, with a freestanding and contrasting island. Integrated Neff cooking appliances include a ceramic hob with glass splash back and extractor fan, along with an electric oven and microwave combination. With composite work surfaces and matching splash backs completing the look, a door leads to the exterior side access, along with an opening to the dining room. Wood effect flooring runs through the kitchen and dining room, and all the way into the conservatory which is situated under a vaulted roof and with French doors to side.

## FIND US

Postcode : NR5 8AX

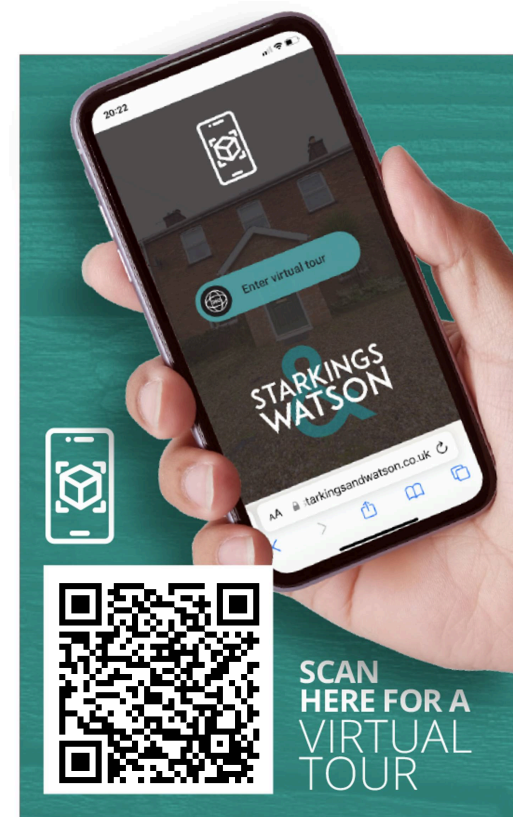
What3Words : ///photo.scope.singer

## VIRTUAL TOUR

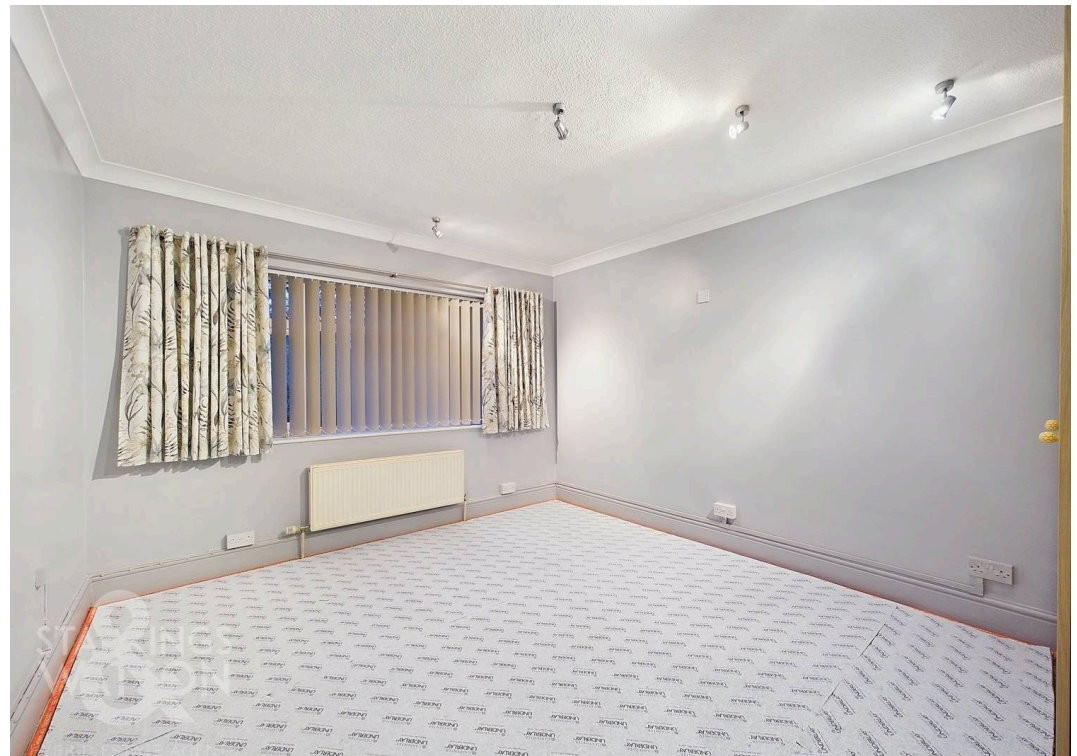
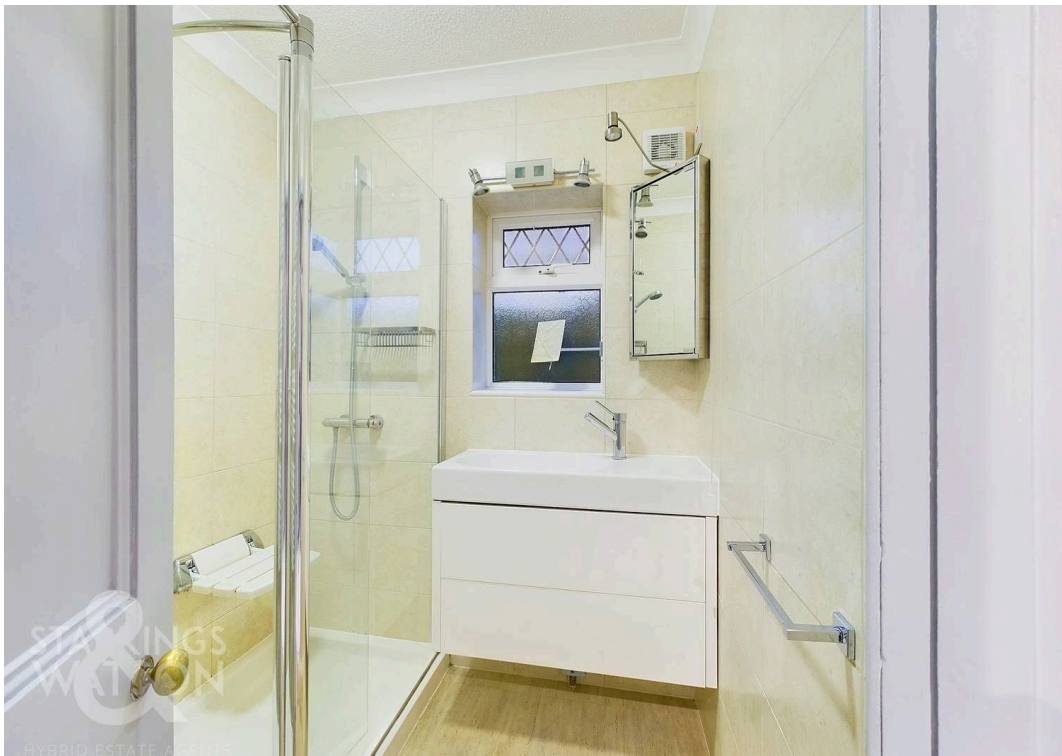
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

Subsidence was discovered in 2023 due to a drainage issue, and extensive works have now been completed via the insurance company for the repairs and remedial works. There is a warranty for the works which have been completed and the sellers hold a house insurance policy which covers subsidence, land slip and heave.







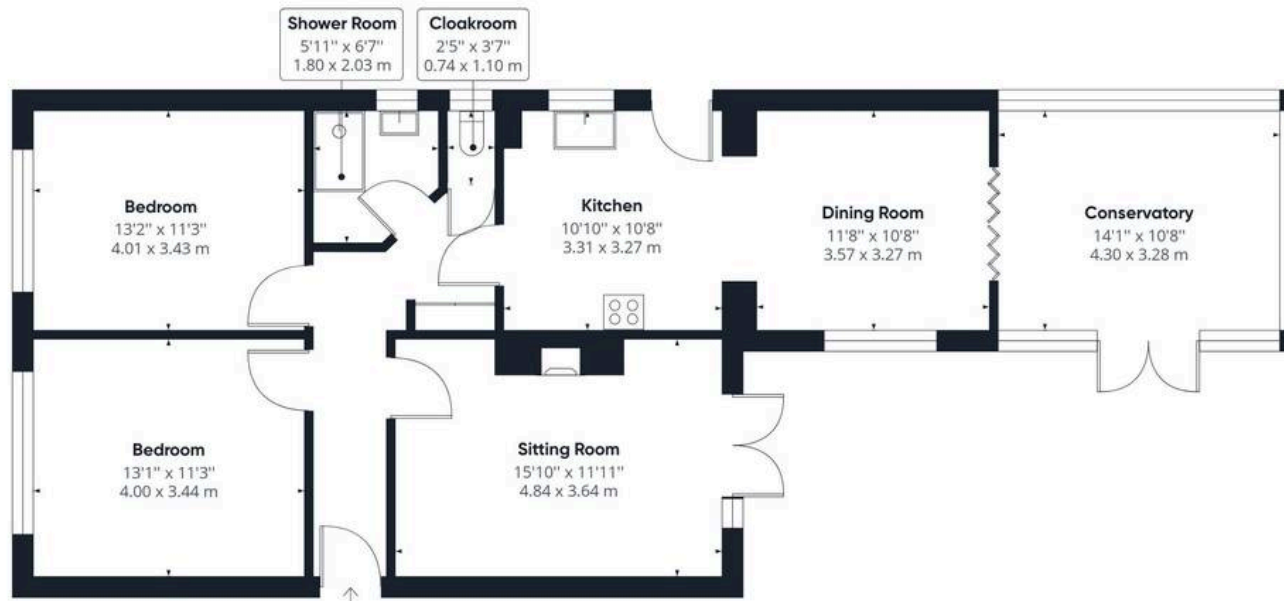




## THE GREAT OUTDOORS

The rear garden offers a selection of seating areas, starting with the brick weaved patio space which leads from the main sitting room. A pathway leads down the garden to an area of lawn, with a green house, various planted beds and borders, along with a timber shed to the rear. A labour of love for many years, many happy hours can be enjoyed in the garden with previous hard work now creating a wealth of mature and returning plants. The timber home office/studio is insulated and double glazed, currently offering two rooms with huge potential.



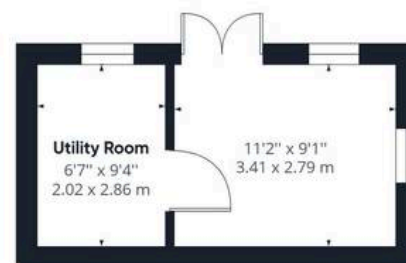


**Ground Floor** Building 1

**Approximate total area<sup>(1)</sup>**

1200.33 ft<sup>2</sup>

111.51 m<sup>2</sup>



**Ground Floor** Building 2

(1) Excluding balconies and terraces

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





## Starkings & Watson Hybrid Estate Agents

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