

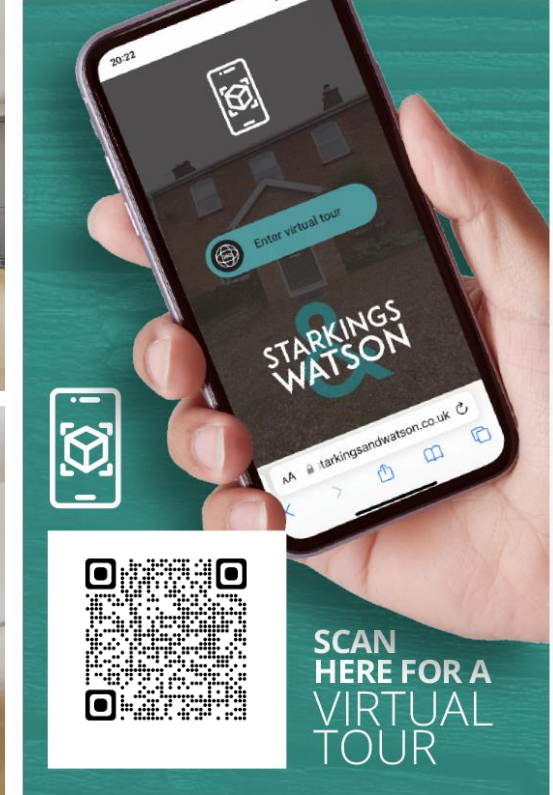
THIEVES LANE

Salhouse, Norwich NR13 6RQ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336556

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STARKINGS  
&  
WATSON

- No Chain!
- Substantially Extended & Renovated
- Approx. 0.22 Acre Plot (stms)
- Open Plan Kitchen/Dining Room
- Bathroom & En Suite Shower Room
- Four Double Bedrooms
- Gardens to Front & Rear
- Garage and Ample Parking

### IN SUMMARY

NO CHAIN. FULLY RENOVATED and EXTENDED, this DETACHED BUNGALOW with a SINGLE GARAGE has been DOUBLED IN SIZE! The works undertaken were EXTENSIVE, including a NEW ROOF, plastering of all WALLS and CEILINGS, updated ELECTRICS and a PLUMBING, ensuring this home is almost a NEW BUILD. The highlight of the home is the KITCHEN/DINING ROOM which has a CENTRAL ISLAND with BREAKFAST BAR, functional UTILITY ROOM, sitting room adjacent, FOUR DOUBLE BEDROOMS of which one is EN SUITE and finally the FAMILY BATHROOM.

### SETTING THE SCENE

Set opposite the Salhouse Recreation Park which is great for countryside walks. Set behind a low level fence, the shingle driveway provides access to the main property, garage and front garden. There is an area of lawn with railway sleepers put in place to separate from the flower beds.

### THE GRAND TOUR

The floors have been prepared for coverings and oak doors lead into the four bedrooms, family bathroom, sitting room and kitchen/dining room. Bedroom one and two are both bay fronted, with the largest of the two bedrooms to the left and the main bedroom to the right and featuring an en-suite shower room. The three piece suite has aqua-board splash backs around the double shower cubicle with a thermostatically controlled shower in situ, basin with a tiled splash back and W.C. The room is finished with a heated towel rail and uPVC obscure double glazed window facing to side. The family bathroom has matching splash backs around the four piece suite which has a bath, walk-in shower, basin set in vanity unit with storage cupboard under and mixer tap over and a further W.C. Stepping into the sitting room, sliding patio doors and full height uPVC double glazed windows span across almost the whole wall allowing the room to be flooded with natural light. If that wasn't enough light, there is also a window facing to side and double doors which lead into the kitchen/dining room. With these doors open, you can see the central island with built-in breakfast bar and space created for a dining table. Stepping into the room, the kitchen is a matching colour scheme to the island with marble effect work surfaces and matching-up stands. Integrated appliances include a dishwasher, fridge freezer, oven and induction hob which has a glass splash back and extractor fan above. Room has been left in the utility room for a washing machine and tumble dryer.



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### THE GREAT OUTDOORS

The garden has been cleared and is ready for turf to be added. The garden is a blank canvas and could be planted and landscaped to a potential purchasers desires.

### OUT & ABOUT

Salhouse is situated East of Norwich, set between Rackheath and Blofield. Local amenities include a primary school, village and post office. The City of Norwich offers a wide range of shopping, leisure and cultural facilities as well as a main line railway station serving London Liverpool Street and an international airport. Villages within close proximity include Brundall and Acle which both offer further amenities including doctors and pharmacists, whilst benefiting from excellent transport links both by road and rail.

### FIND US

Postcode : NR13 6RQ

What3Words : ///interests.nipping.cave

**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<sup>(1)</sup>  
 1694.78 ft<sup>2</sup>  
 157.45 m<sup>2</sup>

(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.