

STANLEY CLOSE

Cantley, Norwich NR13 3RW

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



A hand holding a smartphone. The screen shows the Starkings & Watson virtual tour app. The interface includes a 'Enter virtual tour' button, the company logo, and the website URL 'starkingsandwatson.co.uk'. A QR code is located below the phone, with the text 'SCAN HERE FOR A VIRTUAL TOUR' next to it.

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STARKINGS & WATSON

- Cul-De-Sac Setting
- Extended & Vastly Improved
- 0.18 Acre Plot (stms)
- Open Plan Kitchen/Dining Space
- L-Shaped Sitting Room
- Three Double Bedrooms
- Family Bathroom with Shower
- Ample Off Road Parking

IN SUMMARY

With a SURPRISING 0.18 ACRE PLOT (stms), this EXTENDED and IMMACULATE semi-detached bungalow is the PERFECT FAMILY HOME, with a rural setting for a quiet life. Ample PARKING can be found to front, with the LAWNED GARDENS formed in an L-SHAPE, with seating area and a TIMBER SHED offering POWER and lighting. Internally, over 1100 Sq. ft (stms) of accommodation can be found, with the THREE DOUBLE BEDROOMS sitting off the front entrance hall. The family bathroom is adjacent, along with built-in storage. The KITCHEN is finished with AMPLE STORAGE and two windows to side, whilst being open plan to the DINING ROOM. A further porch entrance connects to the 18' SITTING ROOM. With VIEWS of the GARDEN, the sitting room is finished with uPVC double glazed FRENCH DOORS.

SETTING THE SCENE

A large shingled frontage offers ample parking, with a timber fenced boundary to one side, and several planted borders. Twin timber gates lead to a courtyard garden with access to the porch and

further rear garden.

THE GRAND TOUR

Heading in the original front door, wood effect flooring runs through the entrance hall, with a radiator and built-in storage cupboard. To your left you will find the first double bedroom with a radiator and uPVC double glazed window to front. The other two double bedrooms are to your right, with a similar finish and views to front and rear. The three piece family bathroom includes tiled walls and a shower over the bath with a glazed shower screen. The layout is split perfectly between bedrooms and living, with the final door from the hall opening to the kitchen. Open plan but split into two sections, there is a range of built-in cupboards, with space for an electric oven with a stainless steel splash back and extractor fan above. Space for a fridge/freezer, washing machine, larder fridge and dishwasher has been created, whilst two uPVC double glazed windows face to the side. A full width range of storage can be found opposite, encompassing the oil fired central heating boiler. Open plan, the dining room is beyond with wood flooring, and a door to the entrance porch. Lastly the I-shaped sitting room completes the property, also with wood effect flooring, a feature fire place and uPVC double glazed French doors to rear.

THE GREAT OUTDOORS

A substantial garden can be found to rear, which is mainly laid to lawn, but also offering a large patio with planted borders. The oil tank is screened to one



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side, with a pathway leading to the timber and brick built sheds. Timber panelled fencing and mature hedging encloses the garden, with further planting towards the end of the garden.

OUT & ABOUT

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.

FIND US

Postcode : NR13 3RW

What3Words : ///smothered.author.asking

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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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.

(1) Excluding balconies and terraces

Approximate total area (1)
1110.44 ft²
103.16 m²

