

PRINCE ANDREWS ROAD Hellesdon, Norwich NR6 6XG

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- No Chain!
- Detached Bungalow with Garage & Driveway
- Flexible Layout with Extension Potential (stp)
- Kitchen/Dining Room
- Conservatory & Integral Garage Access
- Three Bedrooms
- Wet Room & Shower Room
- South Facing Gardens

IN SUMMARY

NO CHAIN. With SOUTH FACING GARDENS, this detached bungalow offers LIFE on ONE LEVEL, set back from the road with a GATED DRIVEWAY and GARAGE. The property is IMMACULATELY PRESENTED having been well maintained, whilst offering a FLEXIBLE LAYOUT with EXTENSION POTENTIAL both UP and OUT (stp). The HALL ENTRANCE offers STORAGE, with doors to the 17' SITTING ROOM with a large PICTURE WINDOW to front, kitchen/breakfast room which extends to 22' and can also be accessed from the sitting room, THREE BEDROOMS, shower room and WET ROOM. A useful GARDEN ROOM leads from the kitchen offering a DINING SPACE or UTILITY AREA with a handy internal door to the GARAGE. Heading outside, the REAR GARDEN is laid to lawn and finished with a large PATIO, whilst extending to over 65ft (stms).

SETTING THE SCENE

A low level brick wall with wrought iron gates encloses the front brick weave driveway, with a low level timber fence to one side, and mature shrubbery to the other. The front garden is mainly laid to shingle, with a feature circular bed ready for planting. Access leads to the garage, and down the side of the bungalow to the hall entrance.

THE GRAND TOUR

The uPVC obscure double glazed entrance door leads into the hall entrance, with fitted carpet, built-in storage, and loft access hatch. The first door takes you into the sitting room with a feature fire place, fitted carpet and a large picture window to front which frames a view over the front garden. A door leads into the kitchen/breakfast room, a long room with space for a table. Extensive storage can be found to both sides at base and wall level, with an inset sink, electric hob and electric double oven. Two storage cupboards are built-in at the far end, with a door into the entrance hall, and into the adjacent garden room. Offering space for a dining table, and a utility area with space for a washing machine adjacent to a butler sink. Windows to side and rear offer great natural light, with a door to rear and an internal door to the garage. Back to the entrance hall, three bedrooms lead off, one double faces to side, and the other two, and single and double face to rear. A separate shower room with a walk-in cubicle and built-in storage sits next to a wet-room with non-slip flooring. The property is finished with uPVC double glazing and gas fired central heating.



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



THE GREAT OUTDOORS

From the garden room, a brick weave patio space can be found, a great size ready for alfresco dining. A timber shed offers storage, with a further potting shed beyond. The garden is mainly laid to lawn, with timber panelled fencing to both sides, and a variety of planting. Various other hard standing sections can be found for further storage or patios to be created. The integral garage can be accessed externally with an electric door to front.

OUT & ABOUT

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.

FIND US

Postcode : NR6 6XG

What3Words : ///hotels.magma.woods

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:



For our full list of available properties, or for a **FREE INSTANT** online valuation visit

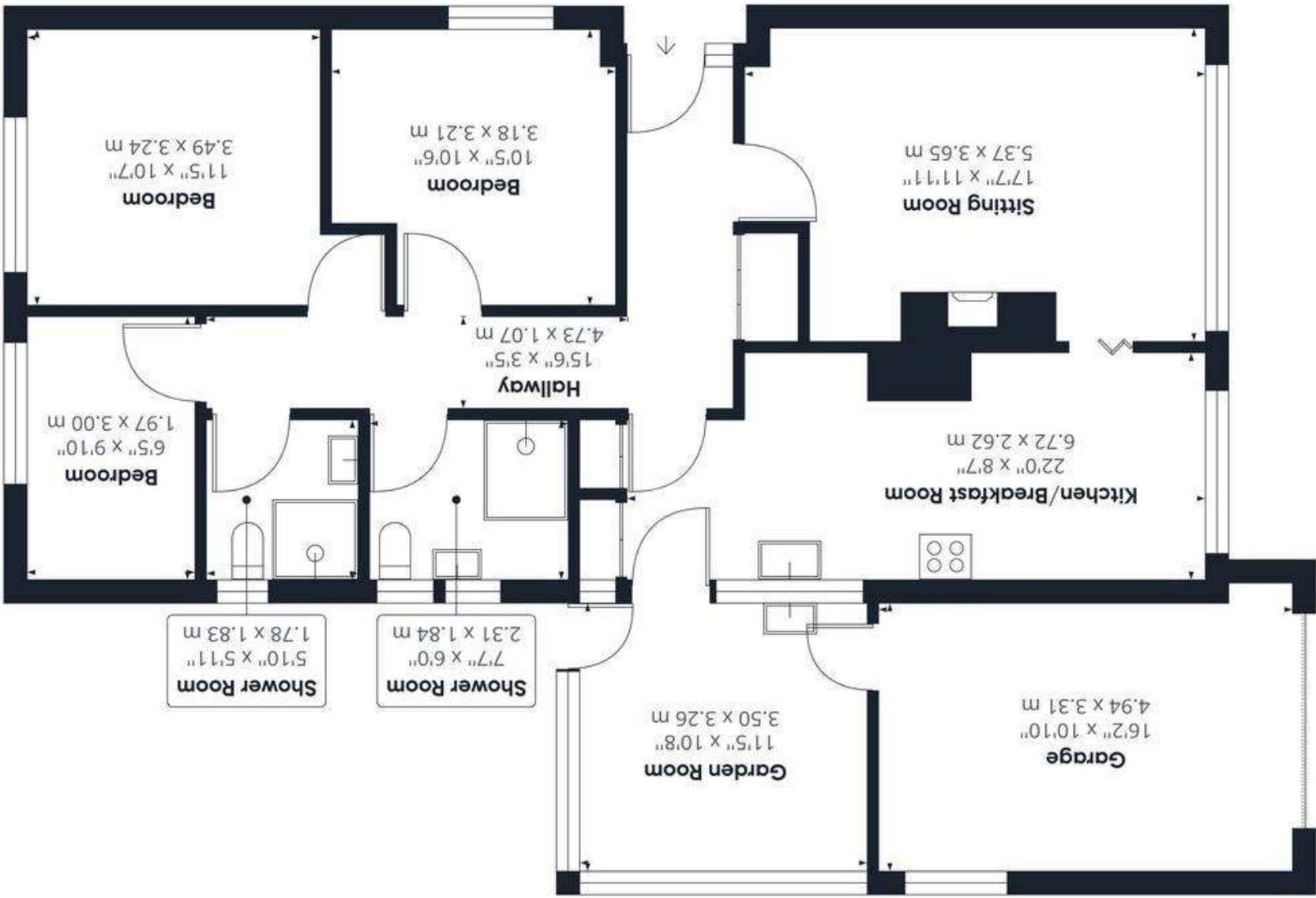
starkingsandwatson.co.uk

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)
1198.70 ft²
111.36 m²



HYBRID ESTATE AGENTS

STARKINGS
WATSON