

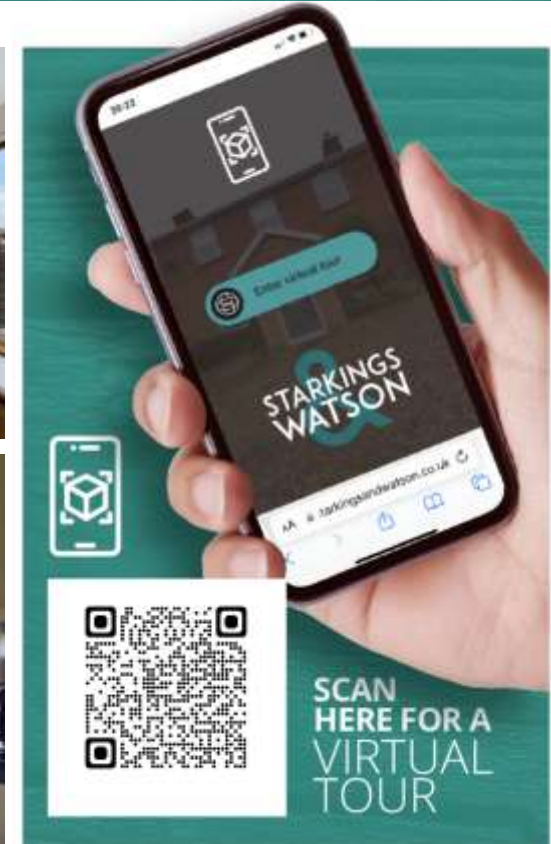
# HOCKERING LANE

## Bawburgh, Norwich NR9 3LR

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Mid Terrace Home with Field Views
- End of Cul-De-Sac Position
- Excellent Access to A47
- Kitchen with Utility Room
- Conservatory / Dining Room
- Three Bedrooms and First Floor Bathroom
- Landscaped Gardens with Lawn & Patio
- Ample Parking to Front

### IN SUMMARY

VENDORS HAVE FOUND! This FAMILY HOME which has STUNNING FIELD VIEWS beyond the rear boundary is positioned at the end of a CUL-DE-SAC in the village of BAWBURGH. Boasting accommodation which is WELL PRESENTED and FUNCTIONAL with a UTILITY ROOM to assist with the RUNNING OF THE HOME. Also on the ground floor, there is a cloakroom, KITCHEN with PANTRY CUPBOARD, sitting room and a CONSERVATORY/DINING ROOM. Upstairs, THREE BEDROOMS and the FAMILY BATHROOM all lead from the landing of which TWO of the DOUBLE BEDROOMS have far reaching FIELD VIEWS. There is parking to front and a LANDSCAPED GARDEN.

### SETTING THE SCENE

The property is approached via a shingle driveway providing off-road parking for multiple vehicles and access to the main property.

### THE GRAND TOUR

There is a uPVC double glazed entrance porch leading to the inner hall with UPVC obscure double glazed entrance door, with tiled flooring underfoot which runs into the ground floor cloakroom offering a useful built-in storage cupboard. The kitchen has cabinets at wall and base level with space for a dishwasher and fridge/freezer. An inset sink with mixer tap is in situ, built-in electric double oven, hob with extractor fan above, there is also a built-in storage cupboard which is under the stairs. The sitting room has a fitted carpet with a period fireplace, timber surround and pamment tiles with a sliding door to the conservatory. In this space you can really take in the field views through the uPVC double glazed windows and French doors to rear. Upstairs all three bedrooms lead from the landing and have fitted carpets. There is built in wardrobes in the first double bedroom with sliding doors and a storage cupboard in the smaller room. The bathroom has a low-level WC, hand wash basin and a panelled bath with shower above.

### THE GREAT OUTDOORS

Stepping out of the property into the rear garden, there are steps down to the patio which runs alongside the conservatory to the utility room. There is a lawn with flowerbed, timber storage shed to one corner and a fantastic field view beyond the rear boundary.



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#### OUT & ABOUT

Bawburgh is situated 6 miles (approx.) from Norwich City Centre and is conveniently situated within a short drive to the Norfolk & Norwich University hospital and the A47 providing easy access to the A11, A146 & A140. The village itself has a beautiful village green & the Kings Head public house. Within 3 miles is the popular shopping and retail park of Longwater that includes such establishments as M&S, Sainsburys & Next to name a few.

#### FIND US

Postcode : NR9 3LR

What3Words : ///identify.ferried.intent

#### VIRTUAL TOUR

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

#### AGENTS NOTE

There is a macerator toilet in the first floor bathroom. The property is on mains drainage but there is a soakaway in the rear garden.

**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:



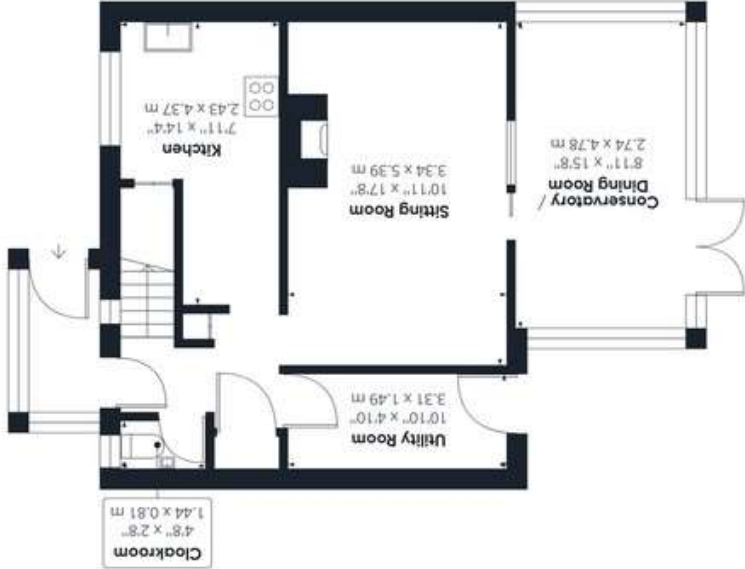
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Floor 1



Ground Floor



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<sup>(1)</sup>

1031.64 ft<sup>2</sup>  
95.84 m<sup>2</sup>