

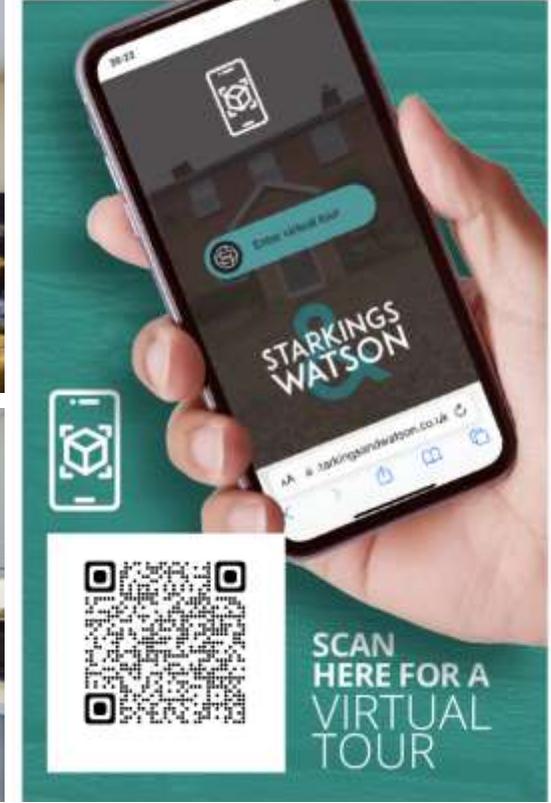
BROADWATER WAY

# Horning, Norwich NR12 8PD

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Detached Chalet Bungalow
- Updated & Modernised Interior
- Large Parking Area & Garage
- Re-fitted Kitchen
- Open Plan Sitting/Dining Room
- Conservatory
- Three/Four Bedrooms
- Two Re-fitted Shower Rooms

### IN SUMMARY

VENDOR FOUND. With over 1450 Sq. ft (stms) of accommodation, this IMMACULATE and MODERNISED detached home occupies a substantial plot, with a WOOD BURNER, RE-FITTED KITCHEN and TWO CONTEMPORARY SHOWER ROOMS. With a FLEXIBLE LAYOUT allowing bedrooms on both floors, the main living space is OPEN PLAN, light and BRIGHT. The accommodation offers a HALL ENTRANCE, over 21' of OPEN PLAN sitting/dining room space, 18' CONSERVATORY, kitchen, shower room and STUDY/BEDROOM to the ground floor. Upstairs, THREE BEDROOMS lead off the landing with a range of BUILT-IN EAVES STORAGE, along with a further SHOWER ROOM. To the outside, the REAR GARDEN is laid to lawn with a LANDSCAPED PATIO SEATING AREA, and a useful timber CABIN.

### SETTING THE SCENE

Set back from the road with a low-level hedged frontage, the main shingle driveway offers ample parking and turning space. Access leads to the main property and adjoining single garage.

### THE GRAND TOUR

Heading inside, the contemporary hall entrance offers a modern wood effect flooring and vertical radiator, with stairs leading to the first floor. The kitchen is open plan, with doors leading to the main living spaces. To your left, a shower room can be found, fully modernised and including striking splash backs for ease of maintenance. A contemporary three-piece suite completes the room with a moulded sink unit and storage under. Next door, a study/bedroom can be found, being a versatile room with a window to rear. The kitchen offers great natural light along with a full range of under cupboard lighting to enhance the overall style of the kitchen, with an attractive tiled splash back and square edge work surface. An inset electric ceramic hob and built-in electric oven can be found, with an integrated dishwasher and space for a fridge/freezer. The conservatory/utility space leads off, with space for a washing machine and tumble dryer, whilst there is ample space for seating or a table. Sliding doors take you into the sitting/dining room which also offers a door from the main hall entrance. Centred on the cast iron wood burner, wood effect flooring runs under foot, with a large window to front offering great light. Upstairs an eye-catching carpet leads up to the landing, with doors to the three bedrooms, one being used as a dressing room with a full suite of built-in storage, and the main bedroom also offering built-in wardrobes. The shower room is similar to the ground floor, with a contemporary splash back, moulded sink unit and extensive storage.



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### THE GREAT OUTDOORS

The rear garden offers a large lawned expanse with a landscaped patio seating area. Timber sleepers enclose the lawn with stairs leading up. A door takes you into the garage, with a useful side gated access. The garage offers storage with an up and over door to front, power and lighting. Two outbuildings can be found in the garden, the larger is an ideal home office or studio.

### OUT & ABOUT

The Broadland village of Horning offers a range of facilities including shops, post office, restaurant/public houses, school and sailing club. The River Bure runs through the village giving access to the Norfolk Broads generally. There is a bus service to the Broads capital of Wroxham which lies within three miles and the City of Norwich which lies within approximately ten miles.

### FIND US

Postcode : NR12 8PD

What3Words : ///carbonate.misfits.bravery

### 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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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.

⚠️ Reduced bedroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

**Approximate total area<sup>(1)</sup>**  
 1453.88 ft<sup>2</sup>  
 135.07 m<sup>2</sup>  
**Reduced bedroom**  
 4.19 ft<sup>2</sup>  
 0.39 m<sup>2</sup>

