



# The Bungalow

The Common, Dunston, Norwich, Norfolk, NR14 8PF

**BROWN & CO**



# The Bungalow, The Common, Dunston, Norwich, Norfolk, NR14 8PF

A detached four bedroom family residence positioned in a prime south Norfolk location.

Offers in Excess of £550,000



## DESCRIPTION

The Bungalow is offered to the open market in wonderful order having been acquired in 2017 in need of complete renovation and improvement. The current owners had a vision to enhance the original structure, creating a large four-bedroom family home in an incredibly desirable location.

The property has been subject to a major transformation, almost doubling the size of the original dwelling with a major focus on open plan living whilst enjoying access and views out over the associated gardens.

The Bungalow is approached to the front into a spacious reception hall providing access to the sitting room and the kitchen dining room. The kitchen dining room is a wonderful open plan space offering a good range of integrated appliances and central island. Off the kitchen is a lovely garden/family room which enjoys access into the gardens. Further ground floor rooms include a utility, shower room and bedroom four/study.

On the first floor there are three double bedrooms, a four-piece suite family bathroom and separate shower room positioned off the main landing. Of particular note is the 23ft principal bedroom

with dressing area. There is useful storage throughout the property.

The Bungalow has a right of way over The Common, a private road serving a collection of properties. The Bungalow enjoys parking to the front directly outside the house for approximately three vehicles. The gardens and grounds have been well tended and are mainly laid to lawn being fully enclosed by shrub and fence borders.

The whole is offered with no onward chain and will be of great interest to buyers keen to acquire a family property which is ready for immediate occupation.

Service charges - Mains water and electricity. Private drainage system. Oil central heating.

Acreage – 0.118 acres

## LOCATION

Situated on the edge of Norwich in South Norfolk, about a mile from Stoke Holy Cross and within easy reach of the Norwich southern bypass and the main A140 Ipswich Road. Here is an excellent opportunity to live tucked away in a special place close to

the city of Norwich with all its shopping, transport and cultural facilities.

## DIRECTIONS

Proceed out of Norwich and continue out of the city along Ipswich Road. Go under the Norwich southern bypass onto the A140 trunk road and take the first turning on the left for Dunston Hall Golf Club. Continue along this road and after about 500 yards turn right into The Common and the property will be seen on the right-hand side.

## AGENT'S NOTES:

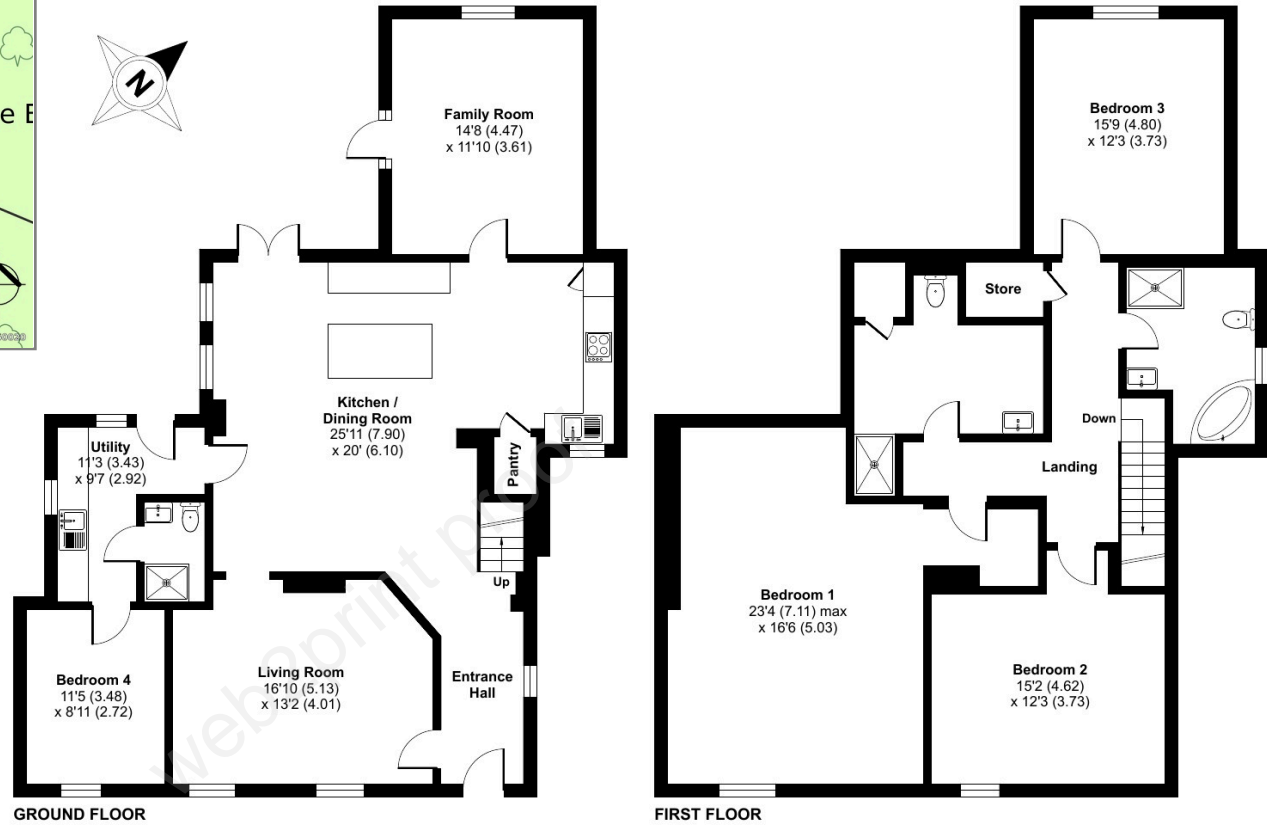
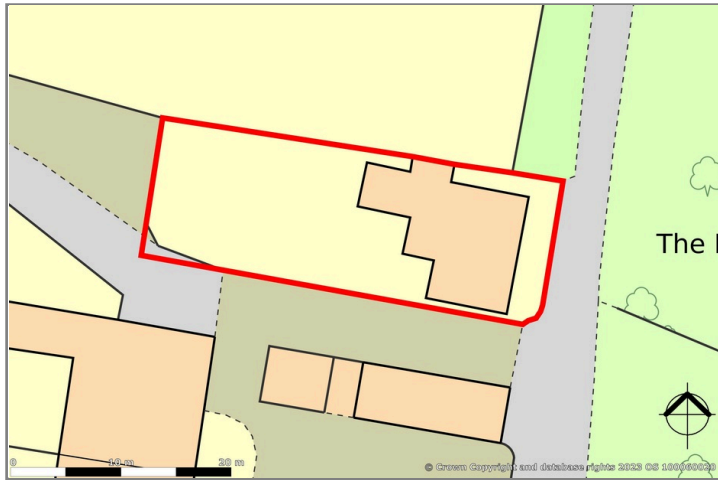
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871**

# The Bungalow, The Common, Dunston, Norwich, NR14

Approximate Area = 2410 sq ft / 223.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	81 B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Brown & Co. REF: 1003854

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