

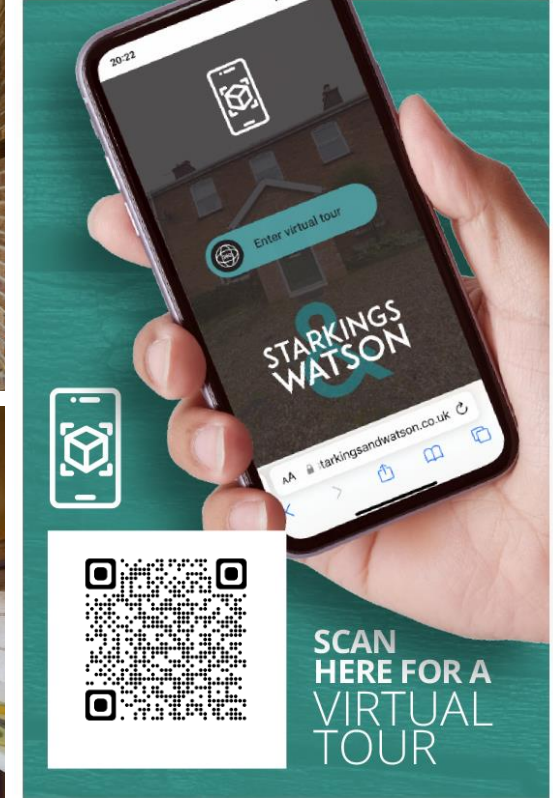
CHAPEL ROAD

# Strumpshaw, Norwich NR13 4PA

Freehold | Energy Efficiency Rating : E

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

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# STARKINGS & WATSON

- No Chain!
- Detached Bungalow with Potential
- Approx. 0.21 Acre Plot (stms)
- 17' Sitting Room
- 22' Kitchen/Dining Room
- Three Bedrooms
- Private & Secluded Setting
- Garage & Sweeping Driveway

### IN SUMMARY

NO CHAIN. Occupying a 0.21 acre plot (stms) on the EDGE of the VILLAGE, this DETACHED BUNGALOW offers single storey living with a REFRESHED INTERIOR including REPLACEMENT WINDOWS and some DOORS, along with new FLOOR COVERINGS. The property offers HUGE POTENTIAL to extend UP and OUT, subject to planning, whilst enjoying a PRIVATE and SECLUDED NON-ESTATE SETTING with a TREE LINED REAR ASPECT. With approximately 932 sq. ft (stms) of internal accommodation, a traditional layout can be found within, including THREE BEDROOMS to one side of the bungalow, with the third bedroom being multi-purpose as a STUDY or DINING ROOM depending on a buyer's needs, with an adjacent BATHROOM, 17' SITTING ROOM and 22' KITCHEN/DINING SPACE. The GARDENS are mainly laid to lawn, with the DRIVEWAY sweeping from the front and to rear, with a DETACHED GARAGE.

### SETTING THE SCENE

Set back from the road behind mature high-level hedging, a timber five bar gate opens to the shingle

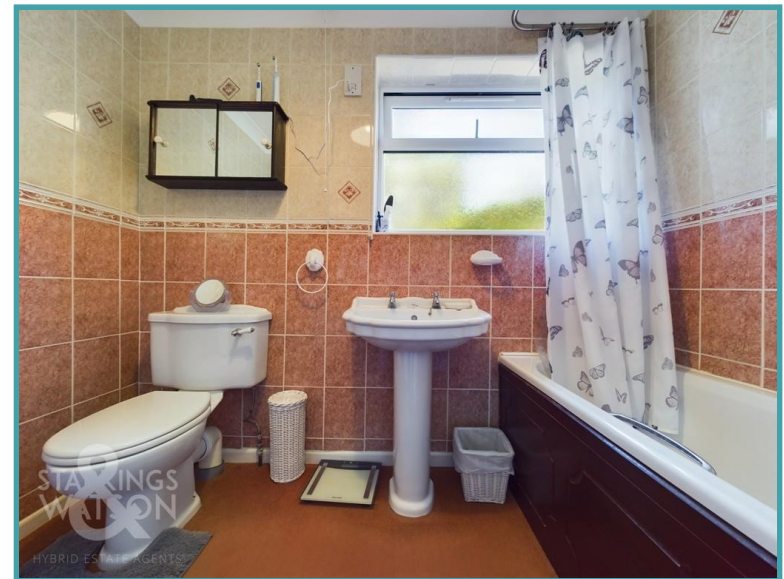
driveway, which sweeps around a curved lawn. The driveway continues to the side of the property where a single garage and access to the garden can be found.

### THE GRAND TOUR

A porch entrance leads you inside, where a re-fitted uPVC double glazed door in a wood effect finish takes you into the re-carpeted entrance hall. There is a built-in storage cupboard to one end of the hall, along with the loft access hatch. Three bedrooms lead off to the right-hand side of the bungalow, all finished with fitted carpet and uPVC double glazing. The third bedroom includes uPVC double glazed French doors, allowing the room to be a useful study or dining room if required. Opposite, the sitting room can be found, with an exposed brick wall and feature fire place. A uPVC double glazed bow window faces the driveway, with a feature port hole window to the side. The family bathroom is finished with a three-piece suite, including a shower over the bath and tiled splash backs. Lastly, the long kitchen/dining room includes exposed brick work, the floor standing oil-fired central heating boiler and space for a table. There are various built-in cupboards in the kitchen area, with space for white goods and a cooker.

### THE GREAT OUTDOORS

The rear garden offers a wealth of planting, all within a tree lined back drop. With various hedge and fenced boundaries, planted borders can be found, with an open access to the driveway and garage. There are outside water and power supplied in place,



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with a green house and timber-built storage shed. The garage offers a door to front and side, with power and lighting.

#### OUT & ABOUT

The rarely available village of Strumpshaw lies just east of the larger village of Brundall. With the benefit of local amenities being only a short drive away, Strumpshaw offers stunning rural walks and scenery, with the nearby RSPB Nature Reserve. The village itself includes the thriving Shoulder of Mutton Public House, whilst the nearest village shop is less than a mile away in Lingwood. Easy access can be gained to the A47, local buses stop close by, whilst the neighbouring villages of Brundall and Lingwood also offer railway stations, with trains to Norwich and Great Yarmouth.

#### FIND US

Postcode : NR13 4PA

What3Words : ///sensibly.bossy.thinnest

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The property is positioned close to the Lingwood Train Line, with the station within a short walk.

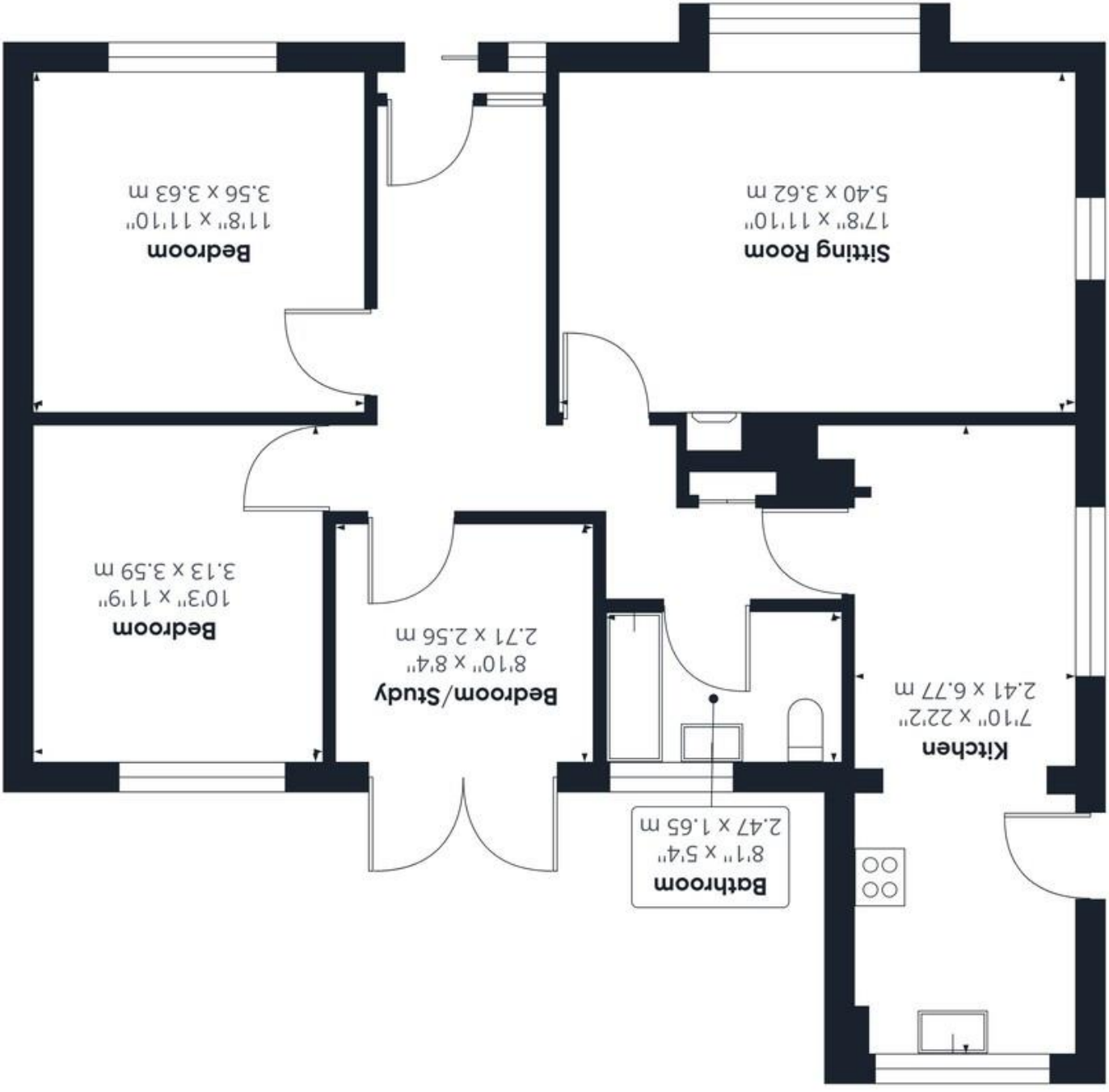
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Price:



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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

(1) Excluding balconies and terraces

Approximate total area (1)  
 932.69 ft<sup>2</sup>  
 86.65 m<sup>2</sup>