

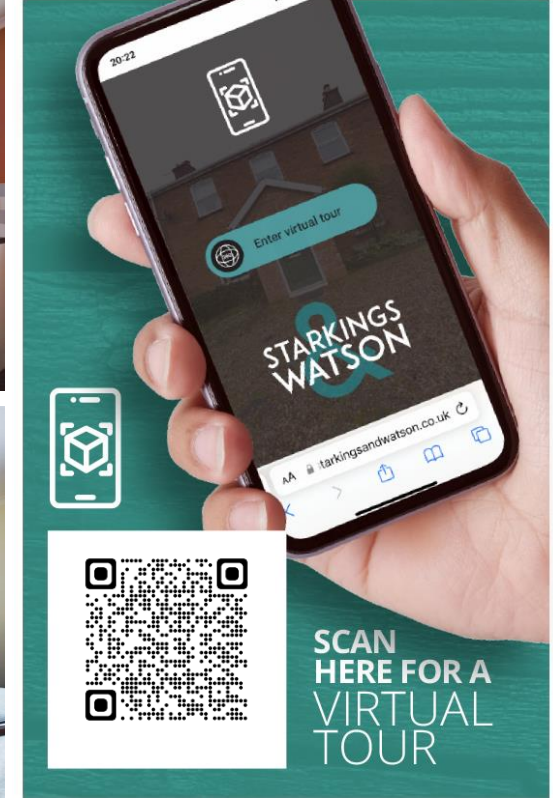
MEADOW RISE ROAD

Norwich NR2 3QE

Freehold | Energy Efficiency Rating : TBC

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

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- No Chain!
- Detached Bungalow
- Rarely Available Position in NR2
- Potential to Remodel & Extend (stp)
- Sitting Room with Door to Garden
- Two Double Bedrooms & Study
- Approx. 0.13 Acre Plot (stms)
- Garage & Parking

### IN SUMMARY

NO CHAIN. Occupying a RARELY AVAILABLE POSITION in the sought after postcode of NR2, with a plot spanning 0.13 ACRES (stms), this DETACHED BUNGALOW has over 1000 Sq. ft. (stms) of accommodation. Having been WELL MAINTAINED and looked after, the property offers SCOPE TO EXTEND or RE-MODEL (stp) if desired. The accommodation offers an ENTRANCE LOBBY/UTILITY as you enter, leading through to the KITCHEN, STUDY AREA, SITTING ROOM, TWO DOUBLE BEDROOMS and WET-ROOM. From the utility area a door opens to the garden and from there, an access door to the workshop and connected garage. With a SPLASH OF COLOUR in the garden throughout the year, there is lawn, HIGH LEVEL HEDGING and multiple places to entertain.

### SETTING THE SCENE

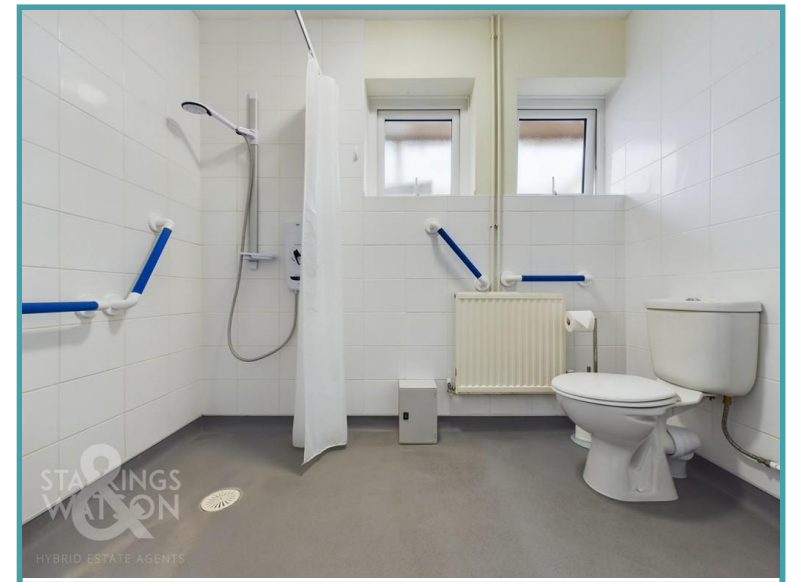
As you approach there is a double gate to the garage with space in front and a pedestrian access gate taking you to the steps at the front door.

### THE GRAND TOUR

The tiled entrance lobby gives separate access to both the kitchen and rear utility. The utility area provides a space for washing machine and cabinets at base level. Once inside the main property, the dual aspect kitchen offers plenty of natural light with windows facing to front and side, cabinets at base level, built in electric oven and gas hob with space for under-counter fridge, freezer and dishwasher. The boiler is wall mounted and there are doors to the inner hall and a good sized pantry. A study area located off the kitchen has dual aspect windows to front and garden, built-in storage and a connecting doorway to the bright sitting room centred around the electric flame effect fire set within a decorative surround and hearth whilst giving views and access to the rear garden. Both double bedrooms are at the end of the inner hall and are serviced by the adjacent wet-room, with shower, basin and WC, tiled walls and non-slip flooring.

### THE GREAT OUTDOORS

After years of planting, shaping and maintaining the gardens, there is now a wonderful flow around the plot and a splash of colour all year round. Located within the garden there is an abundance of mature trees, hedging, shrubs, flower beds together with a generous lawned expanse and various areas for seating, including a patio immediately outside the property creating the ideal space for relaxing and entertaining whilst appreciating the views on offer. A summerhouse is also to be found, and is available by separate negotiation.



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### OUT & ABOUT

The property is located on the edge of the popular residential location known as Golden Triangle. Situated just off the inner ring road, the property enjoys fantastic amenities within walking distance, including shops, schooling and bus routes, whilst vehicular access into Norwich, and onto the A47/A11 is only a short drive. The nearby shops include a newsagent with post office and popular takeaways. UEA and Norfolk & Norwich University Hospital are within close proximity making the property an ideal investment.

### FIND US

Postcode : NR2 3QE

What3Words : ///deep.ending.vocal

### 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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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>  
1064.20 ft<sup>2</sup>  
98.87 m<sup>2</sup>

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