

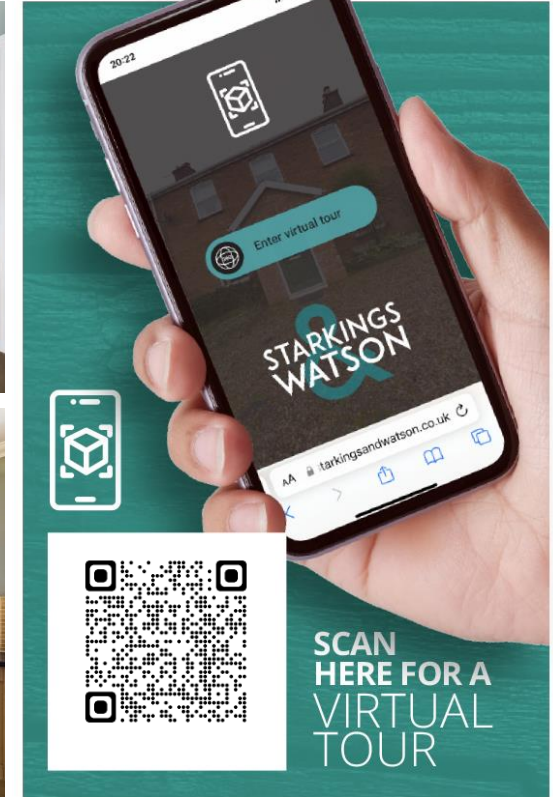
BAWBURGH LANE

Norwich NR5 0UD

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

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STARKINGS  
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- Substantial Detached Family Home
- Secluded Tucked Away Position
- Optional Extras Added at Build
- Open Plan Kitchen/Dining Room with Snug
- Two En Suites, Bathroom & Cloakroom
- Four Bedrooms & Home Office
- Non-Overlooked Rear Garden
- Double Garage & Parking to Front

#### IN SUMMARY

Found within a TUCKED AWAY and SOUGHT AFTER LOCATION you will find this SUBSTANTIAL DETACHED FAMILY HOME offering more than 2000 Sq. ft (stms) of accommodation. This impressive home was built by Hopkins homes in 2010 and offers further upgrades, additions and alterations with the current vendors having improved the accommodation on offer. Internally you will find a main sitting room, study room and extended garden room. The main reception space is a wonderful open plan KITCHEN and LIVING SPACE with a SNUG AREA perfect for all the family with the integrated kitchen offering GRANITE WORK SURFACES and a utility room. On the first floor there are FOUR GENEROUS DOUBLE BEDROOMS with TWO EN-SUITES, and a family bathroom. Externally there are well kept and private WEST FACING rear gardens, AMPLE driveway parking and a DOUBLE GARAGE.

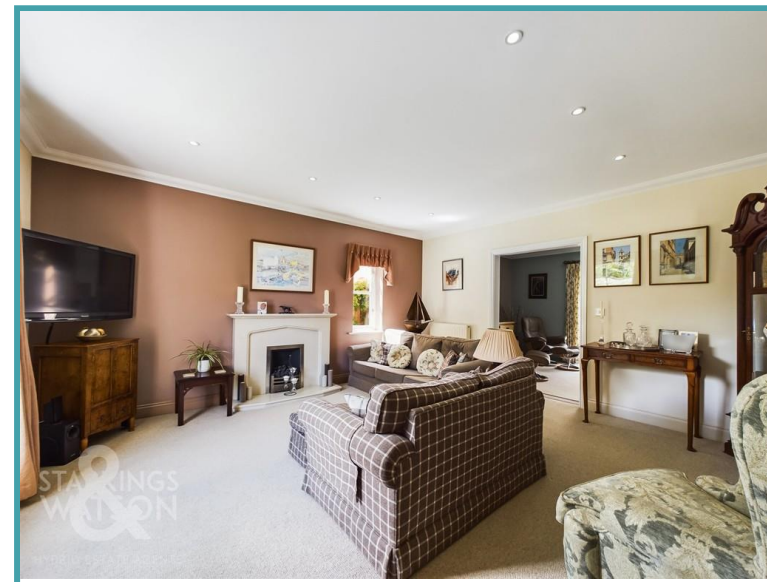
#### SETTING THE SCENE

The property is approached by a shingled offshoot of Bawburgh Lane shared with two other dwellings. This in turn leads to driveway parking in front of the double garage for multiple vehicles. To the front there are lawned front gardens enclosed by low level hedging with

pathway leading to the main entrance door.

#### THE GRAND TOUR

Entering the home via the main entrance door to the front you will find a welcoming entrance hallway with stairs to the first floor landing and built-in under-stairs cupboards. There is also a useful downstairs cloakroom and the control panel for the alarm system. The first room is the study to the right, with built-in storage and sash window to the front. The main sitting room can be found on the other side of the hallway with a gas fireplace and dual aspect windows to front and side. There is an internal opening leading to the large open plan kitchen/living space to the rear. This space has been cleverly altered by the current owners to create a wonderful family room with dining area, snug and remodelled kitchen. The kitchen offers plenty of units alongside granite work surfaces, integrated double dishwasher, full height fridge and space for a double range style oven with extractor over. The dining space has double doors onto the rear garden and the snug leads directly into the extended garden room which has electric underfloor heating. Off the kitchen you will also find a utility room with further storage and space for large white goods, this also gives internal access to the integral double garage. This completes the ground floor. Leading up to the first floor landing you will find a built-in airing cupboards and loft hatch access also. There are four ample double bedrooms and a family bathroom accessed from the landing. The main bedroom can be found to the front with double built-in wardrobes with lighting and an impressive en-suite shower room. Also to the front you will find the second bedroom benefiting from another en-suite shower room and built-in wardrobes. To the rear there are a further two



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bedrooms both with built-in wardrobes. The family bathroom has a bath with shower head and attachments over.

#### THE GREAT OUTDOORS

The enclosed and well-kept rear garden offers more space than you might expect to find. The garden comprises a number of different areas with a large paved patio ideal for seating, circular lawn surrounded by paving as well as extensive planted borders, mature trees and shrubs. With the rear garden you will find pergolas, timber shed and rear access to the garage.

#### OUT & ABOUT

Located just outside Costessey, and a short drive from Longwater Retail Park with a range of supermarkets and shops. Various amenities can be found close by within a short drive, including shops, schooling and major transport links, including to the A47. The property is just a short walk from Roundwell Medical Centre. You will also find the hospital within a short drive and the City of Norwich, airport and rail station are just 10 mins drive away.

#### FIND US

Postcode : NR5 0UD

What3Words : ///impresses.recap.buckets

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Buyers are advised there is a communal service charge for the development which works out as approximately £178.00 PA.

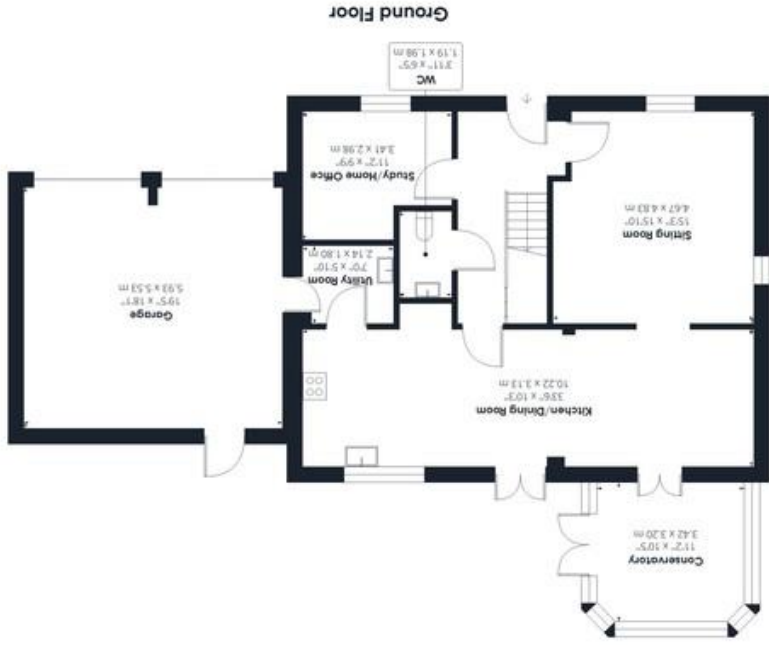
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Price:



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GIRAFFE 360

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(1) Excluding balconies and terraces

Approximate total area (1)

2201.58 ft<sup>2</sup>

204.53 m<sup>2</sup>