

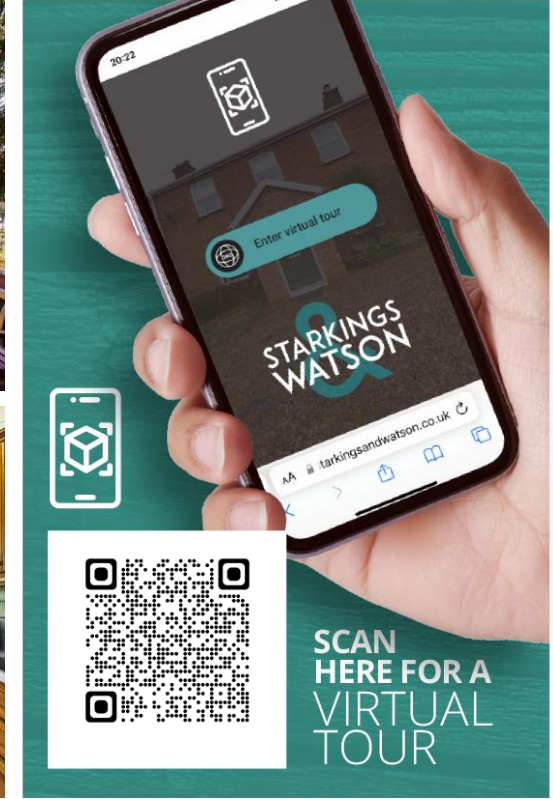
BERRINGTON ROAD

**Hellesdon, Norwich NR6 6PH**

Freehold | Energy Efficiency Rating : C

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

**FOR SALE**  
**PROPERTY**



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**STARKINGS**  
**WATSON**

- No Chain!
- Extended Semi-Detached Bungalow
- Secluded Landscaped Garden
- Open Plan Living
- Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom & Shower Room
- Gated Driveway & Garage

### IN SUMMARY

NO CHAIN. This EXTENDED semi-detached BUNGALOW offers AMAZING SECLUDED GARDENS which are a RARE FIND, with a wildlife pond creating a TRANQUIL SETTING unlike no other. Situated CLOSE to EXCELLENT TRANSPORT LINKS and AMENITIES, the property offers POTENTIAL to UPDATE and MODERNISE, capitalising on the OPEN PLAN LAYOUT. The rear extension offers a 12' DINING ROOM and open plan 11' KITCHEN, with an adjacent 13' sitting room. An inner hall offers a STUDY or STORAGE SPACE, with THREE BEDROOMS, shower room and family bathroom located to the front. Back to the outside, a GATED DRIVEWAY leads to the side, with an OVERSIZED GARAGE, and the 112ft rear garden (stms).

### SETTING THE SCENE

With a low level brick wall and wrought iron gates to front, a block paved drive and path lead to the main property and adjacent shingled low maintenance frontage. A paved path leads to the side, with a car port and garage access.

### THE GRAND TOUR

Heading inside, the carpeted entrance hall leads to most of the living accommodation, along with the inner hall and a built-in storage cupboard. Three bedrooms can be found to the front of the bungalow, two of which are double in size, and the main bedroom also including a range of built-in bedroom furniture. The bedrooms are ready for new floor coverings. The inner hall offers a useful study or storage space, with potential to re-model the area. Doors lead off to a separate three piece shower room, and the adjacent two piece bathroom - both dated in appearance but fully functional and offering potential for one larger room if desired. The living space is all open plan, encompassing the original sitting room which is accessed from the entrance hall, with a feature fire place and fitted carpet. Fully open plan to the dining room, sliding patio doors lead to the garden, and the adjacent kitchen - offering a range of storage, integrated cooking appliances, and space for white goods.

### THE GREAT OUTDOORS

Heading outside, a timber decked seating area basks in the days sun, with a variety of planted beds creating an entrance to the main lawned expanse. Enclosed with trees and hedging, the garden continues down to a wildlife pond and further decking, with a storage building next door. The wildlife section is a tranquil setting to enjoy the peace and quiet. A pathway opens to a further lawned expanse, with a working garden and green house. Gated access leads to the side, with an up and over door to the garage, with power and lighting.



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## OUT & ABOUT

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.

## FIND US

Postcode : NR6 6PH

What3Words : ///natively.lately.draw

## 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 (1)  
956.17 ft<sup>2</sup>  
88.83 m<sup>2</sup>

