

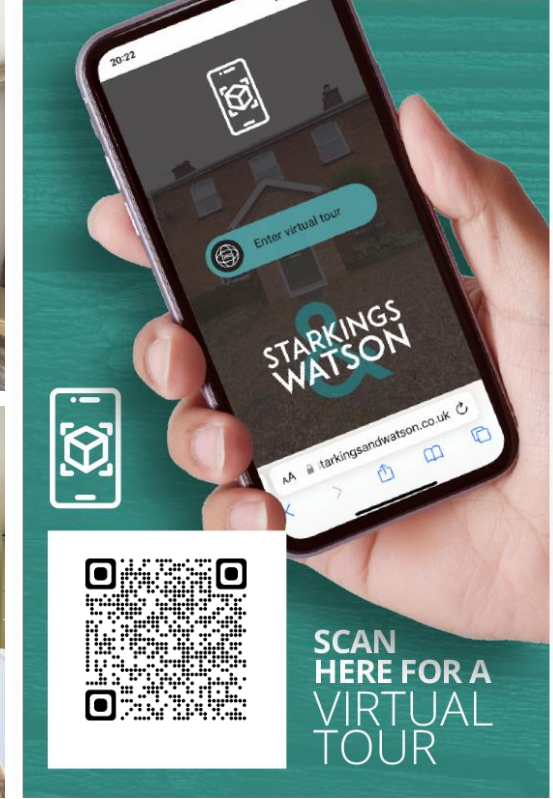
HOCKERING LANE

Bawburgh, Norwich NR9 3LR

Freehold | Energy Efficiency Rating : TBC

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FOR SALE
PROPERTY



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- Semi-Detached Bungalow
- Heavily Extended & Improved
- Generous Corner Plot
- Private Gardens to Front & Rear
- Large Driveway with Ample Parking
- Three Generous Bedrooms & Two Bathrooms
- Main Sitting Room & Kitchen/Breakfast Room
- Double Garage

IN SUMMARY

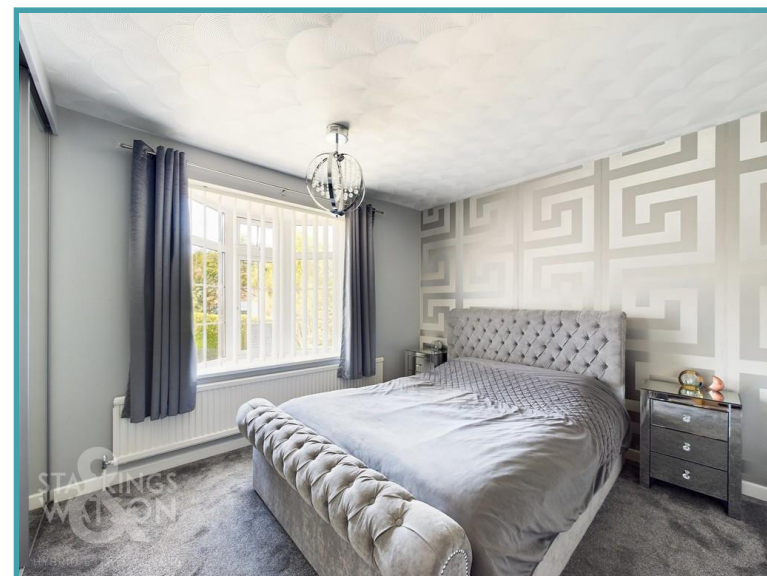
Located within the SOUGHT AFTER VILLAGE of BAWBURGH on a CUL-DE-SAC you will find this IMPRESSIVE and HEAVILY EXTENDED SEMI-DETACHED BUNGALOW spanning over 1400 Sq. ft (stms). The property has been significantly improved in recent years to include a completely new roof, and offers well presented accommodation with THREE DOUBLE BEDROOMS. As well as the generous bedroom space you will also find a large main reception with WOOD BURNER, TWO BATHROOMS and a modern kitchen/breakfast room with separate UTILITY space. Externally, there is much to explore. To the front and side there are BEAUTIFULLY KEPT private and landscaped GARDENS, as well as an IMPRESSIVE DRIVEWAY to the rear providing ample off road parking leading to the DOUBLE GARAGE. In addition there are further private hard standing rear gardens ideal for outside entertaining featuring a children's play area.

SETTING THE SCENE

Approached from the front via a gated pedestrian access with hard standing pathway to the front door. The frontage provides plenty of private and well kept gardens, with mature trees, hedging, and planted shrubs. You will find the front and side gardens are very much usable garden space and enjoy a private outlook, a real bonus to the overall plot. To the front you will also find a covered veranda leading directly from the kitchen. Vehicular access can be found to the rear where there is shingled off road parking for multiple vehicles with access to the double garage.

THE GRAND TOUR

Entering the bungalow via the main entrance door to the front you enter into the main hallway which provides access to all further rooms as well as loft access to the partially converted loft room on the first floor. The first room off the hallway to the left is the main bedroom with a bay window to front and a range of built-in wardrobes. The second bedroom located just beyond the main bedroom overlooks the side garden as well as a further third double bedroom to the rear, meaning you have three great size double bedrooms in total. Heading along the hallway you will then find two separate bathrooms, one of which has a bath and the other has a shower. The main reception room is found to the front currently housing sitting and dining spaces. You will find a brick built fireplace with a wood burner as well as bay windows to the front. The fitted kitchen and utility space is located to the rear of the bungalow opening onto the rear garden. The kitchen offers built-in



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storage and rolled edge work surfaces as well as integrated electric oven and grill, with a hob and breakfast bar, as well as space for washing machine, fridge freezer, tumble dryer as well as further built in storage cupboard. The utility area provides front access to the covered veranda to the front.

THE GREAT OUTDOORS

In addition to the private front and side gardens, to the rear there is further outside space. Leading directly from the back of the bungalow there are extensive paved and hard standing areas ideal for outside entertaining as well as a tiered rockery with a range of planted shrubs beds. To the rear of the garden there is a timber shed and hidden children's play area with bark.

OUT & ABOUT

Bawburgh is situated 6 miles (approx.) from Norwich City Centre and is conveniently situated within a short drive to the Norfolk & Norwich University hospital and the A47 providing easy access to the A11, A146 & A140. The village itself has a beautiful village green & the Kings Head public house. Within 3 miles is the popular shopping and retail park of Longwater that includes such establishments as M&S, Sainsburys & Next to name a few.

FIND US

Postcode : NR9 3LR

What3Words : ///evolution.prevents.diplomat

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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Approximate total area⁽¹⁾
 1430.78 ft²
 132.92 m²

(1) Excluding balconies and terraces

GIRAFFE360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

