

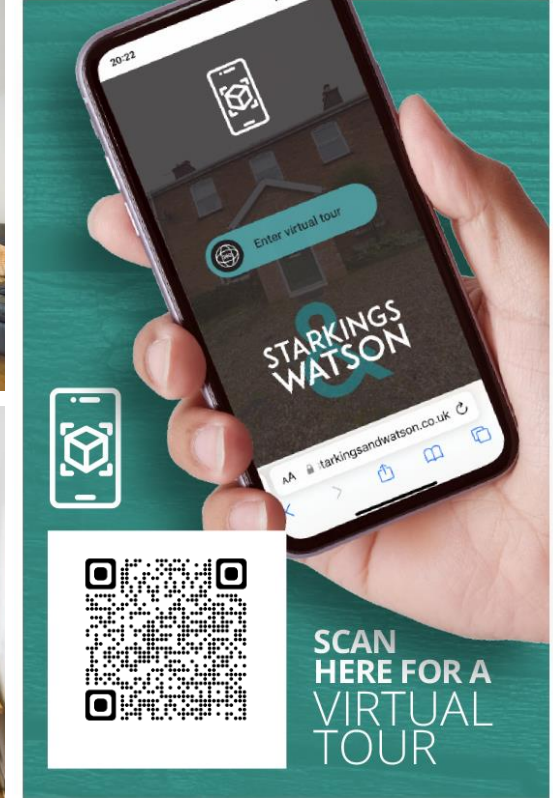
CRANLEIGH RISE

Eaton, Norwich NR4 6PQ

Freehold | Energy Efficiency Rating : D

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- Sought After Cul-De-Sac Setting
- Detached Bungalow with Potential
- 0.21 Acre Plot (stms)
- Potential to Extend (stp)
- L-Shaped Sitting/Dining Room
- Conservatory
- Two Double Bedrooms
- Family Bathroom & Utility Lobby

IN SUMMARY

Occupying a SOUGHT AFTER CUL-DE-SAC SETTING, this 1030 Sq. ft (stms) DETACHED BUNGALOW occupies a 0.21 ACRE PLOT (stms), with HUGE POTENTIAL to UPDATE and MODERNISE the space. Set back and SCREENED from the ROAD, the property offers LARGE WINDOWS, excellent natural light and a FANTASTIC OUTLOOK over the GARDENS. The accommodation comprises a PORCH and HALL ENTRANCE, L-SHAPED sitting/dining room, conservatory, KITCHEN and utility lobby - all serviceable but ready for modernisation. From the HALL ENTRANCE, the TWO DOUBLE BEDROOMS lead off, and the family bathroom with tiled splash backs. The GARDENS are MAGNIFICENT, with a private aspect, central lawn and WELL STOCKED beds and borders. The GARDENS CONTINUE through an archway, where a SECRET GARDEN includes a small ORCHARD and STORAGE SHED.

SETTING THE SCENE

The property offers a sweeping low level brick wall and hedged frontage which encloses the substantial front garden which is laid to lawn with a hard-standing driveway providing off-road parking, access to the garage and main property. A range of planting and box hedging can be found to front with a uPVC double glazed entrance door leading to the porch.

THE GRAND TOUR

Heading into the entrance porch, cloak storage space is provided to one side with a further entrance door to the main entrance hall which leads to the principal reception space and bedrooms. Heading to your left an L-shaped sitting/dining room can be found with a feature fireplace and a double glazed picture window to front. There is ample space for soft furnishings and a dining table, with views over the rear garden and double doors into the conservatory which provides an extension to the living space and useful access to the integral garage. The kitchen leads off the entrance hall with a range of wall and base level units, with tiled splash backs and a wall mounted gas fired central heating boiler. A utility/lobby leads off the rear with further garden access and space for laundry appliances. The two bedrooms are double in size with windows to front and rear and built in wardrobes to both rooms. The family bathroom is finished with a white three piece suite with tiled splash-backs and a built in airing cupboard.



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THE GREAT OUTDOORS

Leaving the property via the conservatory a patio area extends from the rear of the property with steps leading to the main lawned garden with a range of planted borders. A pathway leads to the secret garden beyond, with various raised beds, trees and shrubbery throughout the garden. The secret garden includes an orchard area with mature trees and useful storage shed to the far corner. The garden offers an excellent range of mature planting, and for the keen gardener offers a fantastic opportunity to make use of its south facing aspect. The garage is integral to the property with up and over door to front, door to the conservatory, power and lighting.

OUT & ABOUT

Cringleford is within four miles of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively nightlife as well as good shopping, cultural and social activities and a historic centre. From Norwich there is a mainline rail service to London Liverpool Street with the fastest journey time of one hour and forty minutes. Excellent state, faith and independent schools for all age groups, local shopping facilities, a Waitrose supermarket, the University of East Anglia, the Norfolk and Norwich University Hospital, parks and public houses are all within easy reach.

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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VIRTUAL TOUR

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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)
1030.58 ft²
95.74 m²

