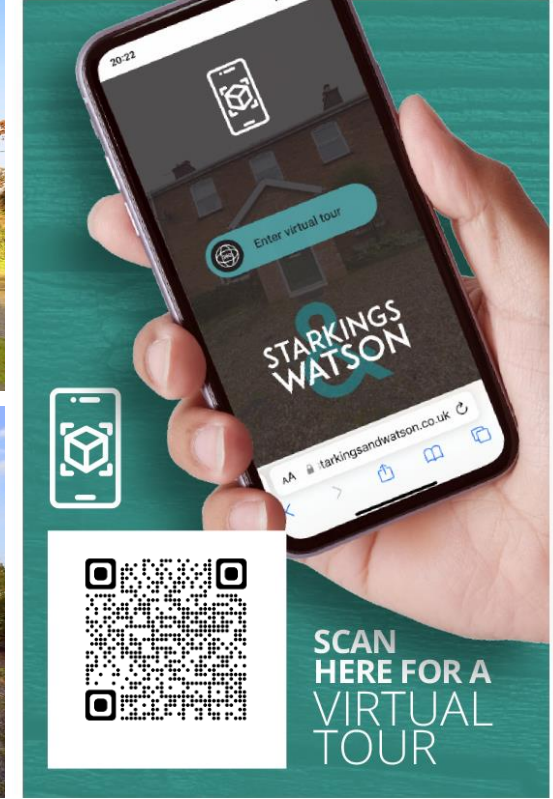


BURNT HOUSE ROAD Cantley, Norwich NR13 3RT

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336556

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STARKINGS & WATSON

- No Chain!
- Semi-Detached Bungalow with Potential
- Panoramic Field Views
- Sitting Room with Open Fire
- Kitchen with Built-in Storage
- Three Bedrooms
- Family Bathroom with Separate Shower
- Large Garden For Landscaping

IN SUMMARY

NO CHAIN. This semi-detached BUNGALOW occupies an ELEVATED POSITION with UNINTERRUPTED FIELD VIEWS to front. A SIZEABLE PLOT with HUGE EXTENSION POTENTIAL (stp), the property has been RECENTLY REDECORATED, finished with NEW FLOOR COVERINGS and is PRESENTED IN GOOD ORDER - ready to move in. Whether you want LARGE GARDENS or POTENTIAL, the property boasts AMPLE PARKING to the side, with a garage. The accommodation comprises an entrance hall, KITCHEN with storage, SITTING ROOM with OPEN FIRE and PICTURE WINDOW to front, and the inner hall leading to THREE BEDROOMS and the FAMILY BATHROOM which includes a SHOWER cubicle.

SETTING THE SCENE

Located in an elevated position with a sloping driveway, views can be enjoyed across the adjacent fields, with the Cantley train line a stones throw away, and a short walk to the station. The frontage is laid to grass, with the driveway hard standing with ample parking and turning space, with the garage adjacent.

THE GRAND TOUR

Heading inside the front uPVC double glazed entrance door, a hall entrance greets you with fitted carpet. To your left you will find the fitted kitchen, with herringbone style flooring underfoot and those amazing views enjoyed from the front window, a range of storage cupboards are built-in with space for an electric cooker, washing machine and fridge freezer. A useful storage cupboard is built-in, with a further door leading to the driveway. The sitting room is opposite, with a central open fire place and large picture window to enjoy the views. With a low window sill, the views can be enjoyed from the comfort of your chair! The inner hall leads off, with built-in storage, and doors to the three bedrooms - all carpeted and with uPVC double glazed windows to rear. The family bathroom encompasses a bath and shower, with tiled splash backs and herringbone style flooring.

THE GREAT OUTDOORS

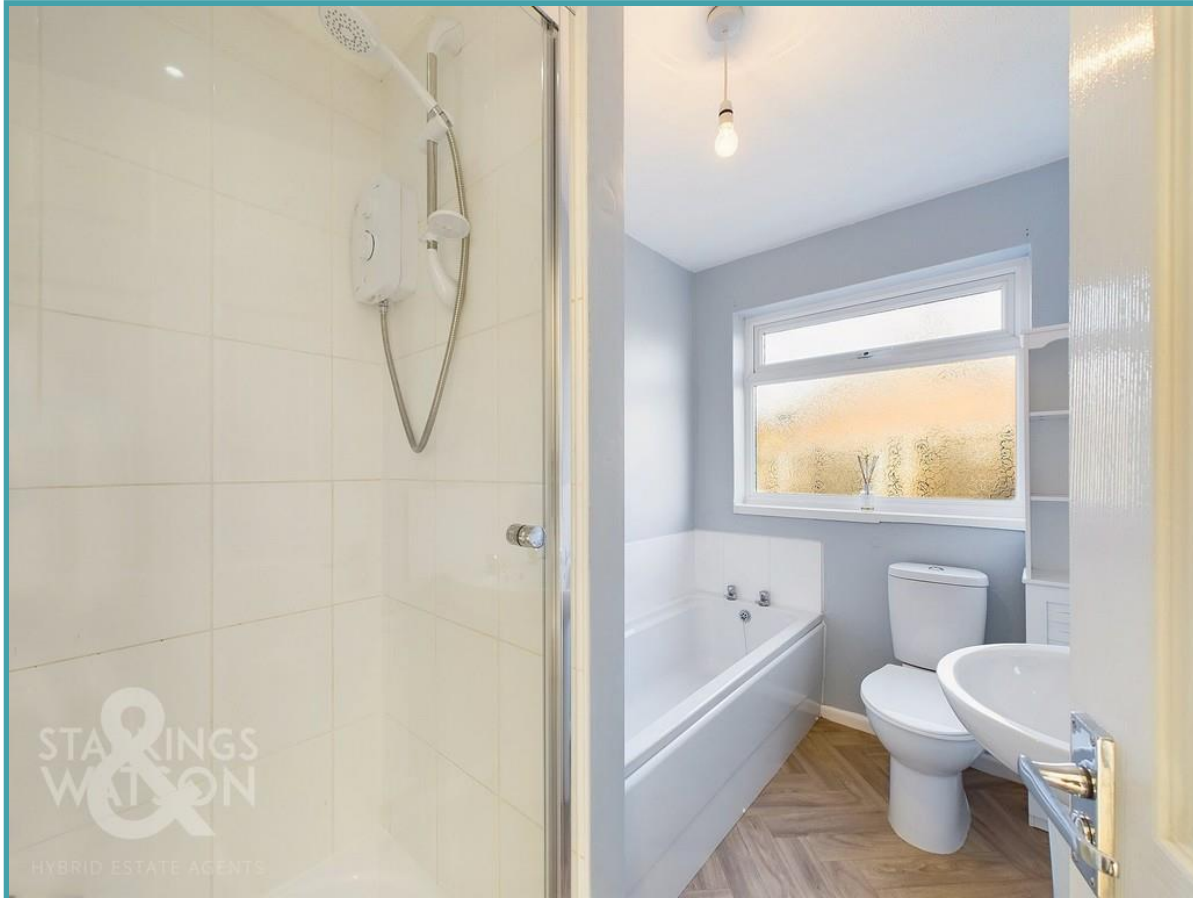
Heading outside, the large garden is enclosed with timber panelled fencing to three sides, with an open aspect to the driveway. With options to landscape, create more parking or extend the bungalow (stp), the options are vast.

OUT & ABOUT

Cantley sits to the East of the City of Norwich, with the village being tucked away in the Norfolk Countryside but located within only four miles of both Acle and Brundall. The village itself offers a small range of amenities including a railway station, local public



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houses and restaurants and a Primary School. Being close to both Acle and Brundall means there is easy access to a variety of local shops, surgeries and of course the leisure activities associated with the Norfolk Broads.

FIND US

Postcode : NR13 3RT

What3Words : ///overhear.bright.supply

VIRTUAL TOUR

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

AGENTS NOTES

The driveway to the property is steep.

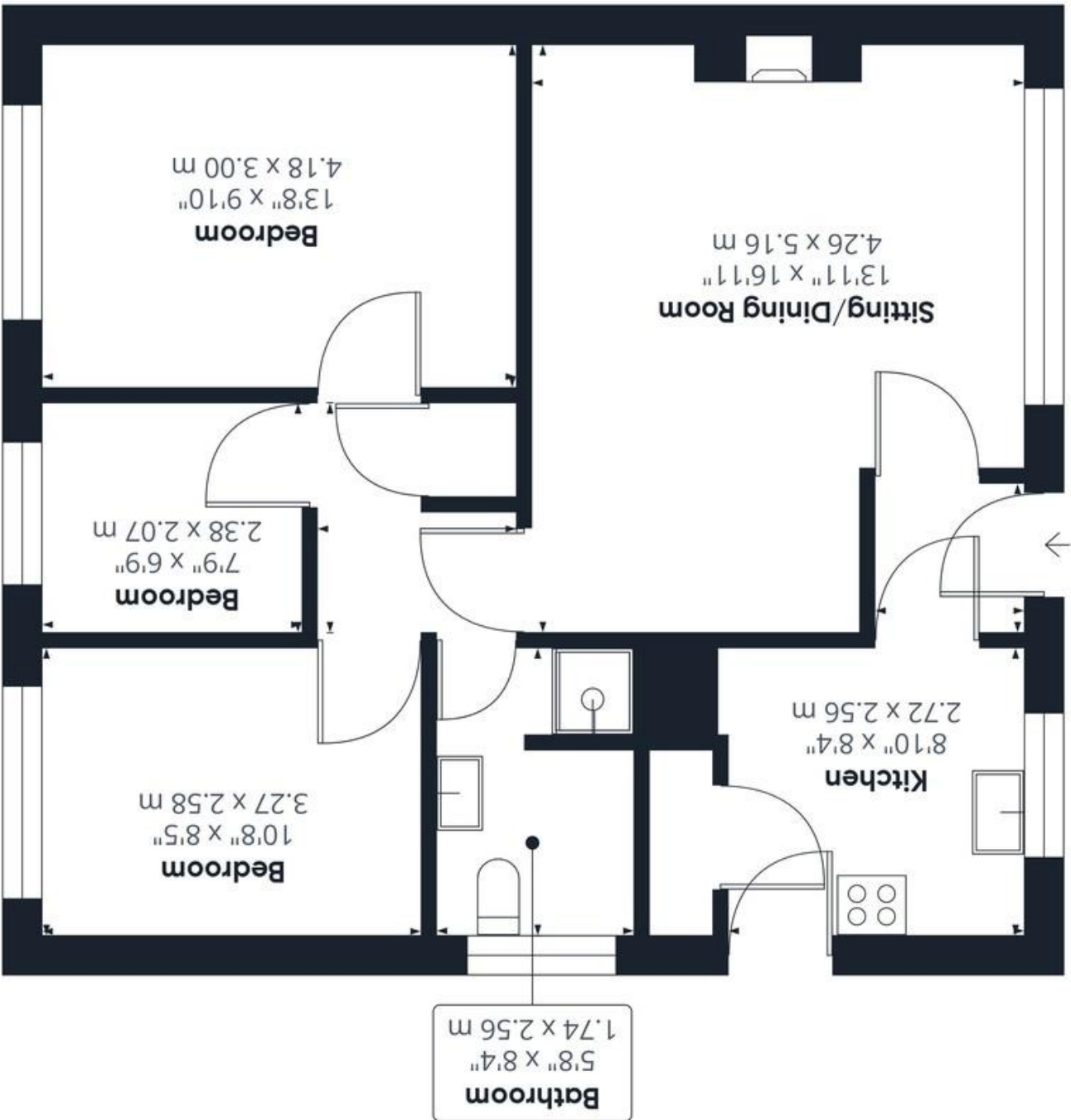
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area^m
704.81 ft²
65.48 m²

Excluding balconies and terraces

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.