

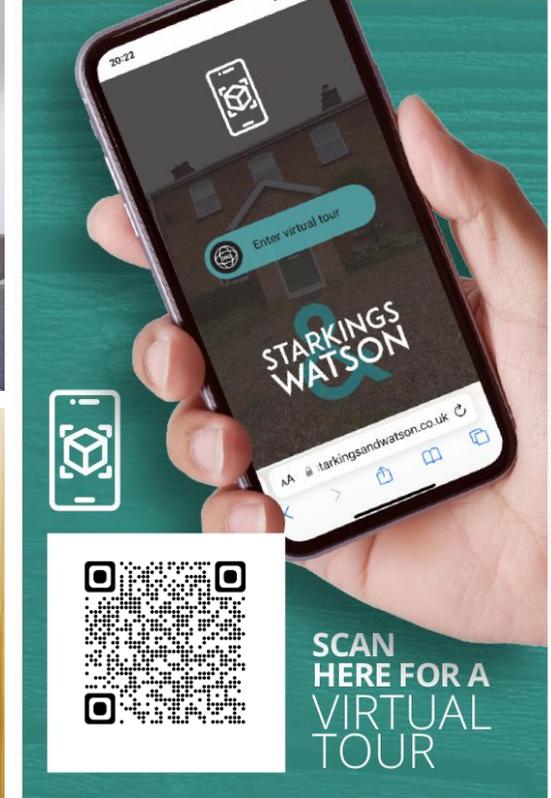
TUNGATE WAY

Horstead, Norwich NR12 7EN

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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STARKINGS & WATSON

- Semi-Detached Family Home
- Large Open Plan Sitting/Dining Room
- Fitted Kitchen
- Three Spacious Bedrooms
- Family Bathroom with Shower
- Range of Built-in Storage
- Enclosed Private Gardens
- Garage & Driveway

IN SUMMARY

Tucked off the NORWICH ROAD, the property enjoys a position in the village of HORSTEAD, on the outskirts of COLTISHALL. Parking and a GARAGE can be found off TUNGATE WAY, with a footpath to the main front entrance. The internal accommodation includes a SPACIOUS and OPEN PLAN sitting/dining room, with FRENCH DOORS to the GARDEN, and STORAGE under the stairs. The MODERN FITTED KITCHEN includes a range of STORAGE with space for appliances, and a BUILT-IN OVEN and HOB. Three spacious bedrooms can be found upstairs, with a RANGE of STORAGE and a FAMILY BATHROOM including a SHOWER over the bath. The GARDEN is enclosed and PRIVATE, with access to the garage and driveway.

SETTING THE SCENE

The property backs onto Tungate Way, with the parking and garage to the rear. The vendor utilises the rear gate and entrance door for every day use, however the frontage is well planted and provides a stepped entrance to the front door.

THE GRAND TOUR

Heading inside via the uPVC double glazed front door, you step into a hall entrance with wood effect flooring, stairs to the first floor and space for coats and shoes. The main telephone point is also located here. A door takes you into the open plan sitting/dining room space, centred around a feature electric flame effect fire, with wood effect flooring window to front, space for a dining table and uPVC double glazed French doors to rear. A useful storage cupboard can be found under the stairs. The kitchen is adjacent to the dining space, with cupboards on two levels, and an inset gas hob with electric double oven below. There is space for general white goods, and tiled splash backs. Heading upstairs, the landing is carpeted and includes a built-in airing cupboard. Doors lead off to the three bedrooms, all finished with fitted carpet, and two with built-in wardrobes. The family bathroom completes the upstairs, with tiled walls, a heated towel rail, and a twin head thermostatically controlled rainfall shower over the bath.

THE GREAT OUTDOORS

The rear garden is laid to lawn and fully enclosed with timber panelled fencing. A patio runs across the rear of the property with French doors from the main living space, whilst gated access leads to the front and parking area. The garage is finished with an electric roller door.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



OUT & ABOUT

North of Norwich, the village of Horstead lies alongside the banks of the River Bure. With a highly-regarded public house and various shops, all within walking distance, the neighbouring village of Coltishall offers a further wide range of local shops and a range of hospitality venues. Horstead has good transport links, with regular bus services and near access to the Norwich Northern Distributor Road (NDR), providing car and taxi routes to Norwich City centre, the wider county of Norfolk, and Norwich Airport, offering easy access for business and leisure travel.

FIND US

Postcode : NR12 7EN

What3Words : ///commit.moon.pies

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.

Excluding balconies and terraces

Approximate total area^m
734.14 ft²
68.2 m²

