

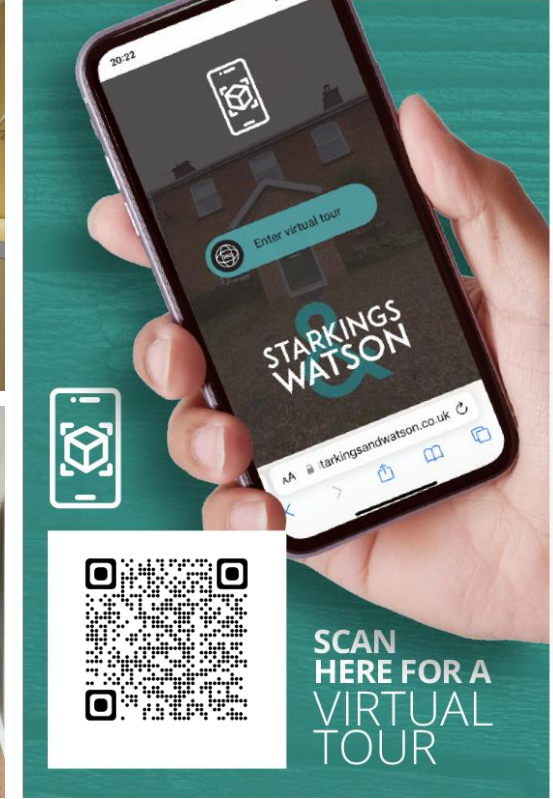
STOCKS HILL

# Bawburgh, Norwich NR9 3LL

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- No Chain
- Extended Detached Bungalow
- 15' Kitchen/Breakfast Room
- 26' Dual Aspect Sitting Room
- Potential Home Cinema/Study
- 21' Family/Games Room Potential
- Three/Four Bedrooms
- Private 0.32 Acre Plot with Field Views (stms)

#### IN SUMMARY

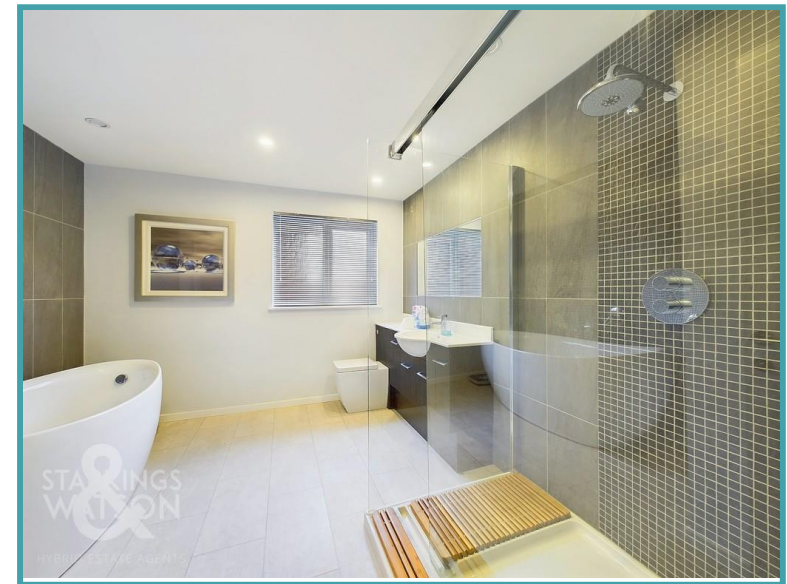
NO CHAIN. A bespoke and one off 2131 Sq. ft (stms) DETACHED BUNGALOW situated in a highly sought after location with FIELD VIEWS to the side and rear of the property, with a 0.32 ACRE PLOT (stms). EXTENDED and MODERNISED, the property is presented in immaculate condition, with the living accommodation GENEROUSLY SIZED and BRILLIANTLY FINISHED. Inside you will have the use of FOUR DOUBLE BEDROOMS with one room functioning as a GAMES ROOM currently, 26' SITTING ROOM, kitchen with BREAKFAST BAR, and extended DOUBLE LENGTH TANDEM GARAGE with in-and-out access. In the centre of the property is a perfect home study which was being built and designed as a HOME CINEMA by the previous owner and could still function as such. A separate W.C and BATHROOM complete the accommodation. Externally the property is set amongst PRIVATE and SECLUDED grounds overlooking neighbouring fields and offering the most amazing social space to enjoy in those warmer months.

#### SETTING THE SCENE

As you turn off the road in this select location you will turn through a low level brick wall with iron fence topping, to be met with a shingled driveway which offers ample space for multiple vehicles, front access to the extended garage and also a timber gate to the side of the property granting access into the rear garden.

#### THE GRAND TOUR

Entering the front door you will immediately notice the space which opens up in front of you before you even begin to explore. With an unassuming appearance from the roadside, this home really comes to life once you look inside at the expansive living accommodation. Stepping into the wider than average entrance lobby and turning to your left you will find the first of the three double bedrooms on this side of the property, with wood effect LVT flooring which covers most of the property, uPVC windows overlooking the front of the property, ample space for free standing storage and modern oil fired central heating radiator. Slightly down the hall from this space is the smaller of the bedrooms currently functioning as a home office, uPVC windows and slimline modern radiator. Behind this sits the current main bedroom with similar but darker style LVT flooring, ample space for free standing storage and large uPVC double glazed window to the front. The potential fourth bedroom comes to life towards to rear of the property - a vast space currently being purposed as a family games/entertainment room. With a seating area, this space has all the makings of a fantastic main bedroom space utilising the two piece cloakroom, with tiled flooring and heated towel rail just next to this space as a potential en-suite shower room. This space is even large enough for the new owners to consider making two double bedrooms thus allowing for a five bedroom home. In-between the two larger bedrooms in the main part of the property sits the family bathroom benefiting from a stunning contemporary design and layout, with floor to ceiling tiling to the bath and shower areas, sink with vanity storage, toilet and heated towel rail. Sitting opposite this room right in the centre of the home is a brilliantly versatile space which was being built as a home cinema with a raised seating area by the previous owner. With all of the groundwork being carried out including wiring for electrics and plumbing this space could very easily still be used as a home cinema or with a few minor decorative alterations would make a brilliant home office/study. Spanning across the back of the property accessed from the main hallway or the kitchen space is the dual aspect sitting room with two sets of bi-folding doors which can be fully retracted to turn this space into the most perfect location for socialising with friends and family in the gorgeous countryside



To arrange an accompanied viewing please call our Wymondham Office on **01953 438838**



**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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sunshine. The same LVT flooring runs through this space, and for those colder months there is a substantial wood burner for those cosier Autumn evenings. Finally looping around fully to the side of the property adjacent to the front door if the kitchen/breakfast room with ample wall and base mounted storage set around a central entertaining space complete with a breakfast bar and integrated induction hob with extraction above, integrated convection and additional steam oven, microwave, integrated coffee machine, sink, fridge and integrated dishwasher all with uPVC French doors leading to the rear patio and garden as well as internal access to the garage. The garage itself is over extended sprawling the entire length of the property with electric rolling doors both at the front and the rear of the garage, loft storage and full electrics.

#### THE GREAT OUTDOORS

The rear garden can be accessed through the kitchen where you will step over black slate tiling which leads you towards the rear of the property and passed both sets of bi-folding doors coming off the sitting room. Beyond this is a shingled area with raised mesh and flint rock boundary sitting area. The majority of the garden space is laid to lawn with mature shrub borders and uninterrupted field views. There is a timber shed for external storage and just beyond this there is a very handy and private storage space which also houses the oil tank with gated access to the front driveway and garden space too. At the very rear of the property is an orchard lovingly planted by the previous owner with fruit bearing plum, pear and apple trees.

#### 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 3LL

What3Words : ///pancakes.divided.recap

#### VIRTUAL TOUR

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

#### AGENTS NOTES

Items to finalise the home cinema room are available by separate negotiation.

**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™  
 2131.61 ft²  
 198.03 m²

