

# KABIN ROAD

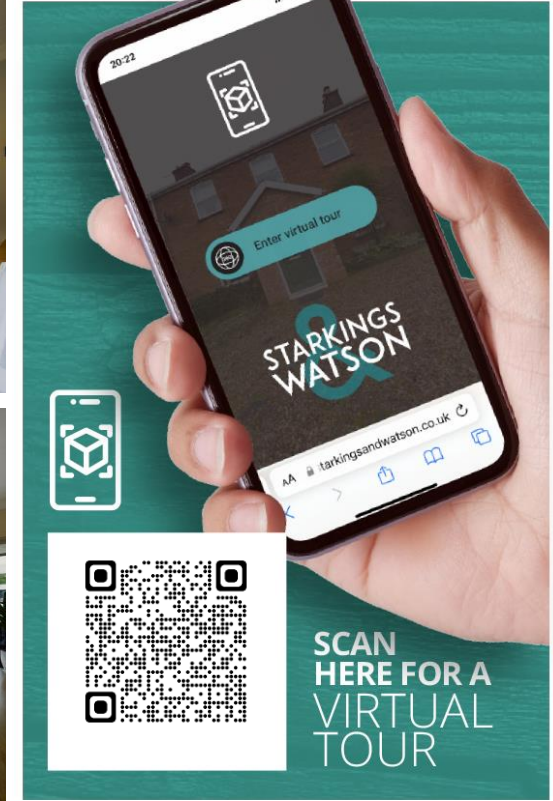
## Norwich NR5 0LW

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336446

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# STARKINGS & WATSON

- Extended Detached Bungalow
- 15' Sitting Room
- 15' Kitchen
- Four Bedrooms
- Family Bathroom & En-Suite
- 14' Conservatory Overlooking Gardens
- Large & Enclosed Rear Garden
- Off Road Parking

### IN SUMMARY

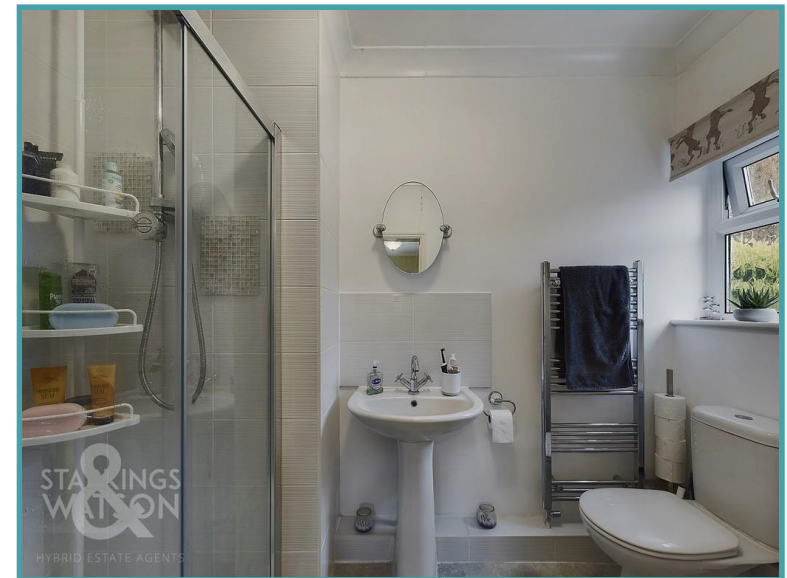
Step inside this brilliantly presented and well maintained DETACHED bungalow with EXTENDED living accommodation offering just under 1300 sq. ft. of internal space (stms). The property has undergone a refit and re-decoration by the current owners giving you the choice of FOUR BEDROOMS with the main bedroom benefiting from an EN-SUITE SHOWER ROOM. A 15' galley style KITCHEN leading into the brilliantly SPACIOUS SITTING ROOM with WOOD BURNER. At the rear is the 14' CONSERVATORY overlooking the ENCLOSED REAR GARDEN with wooden decking SITTING AREA and ample OFF ROAD PARKING to the front of the property.

### SETTING THE SCENE

The property is accessed through an opening that sits between a hedged border running down the right hand side of the accommodation and a timber fence to the front with bedded border leading to the brick weave driveway suitable for two/three vehicles.

### THE GRAND TOUR

Stepping inside you are greeted with the split living accommodation with all four bedrooms to the front of the property. Heading through the hallway with internal storage and stepping over the hard wood flooring that lines the majority of the property you will find the large and extended front bedroom with carpeted flooring and built in dressing area with floor to ceiling wardrobes. Adjacent to this sits another room suitable to be a le bedroom as although it is slightly smaller in floor space it does offer an en-suite shower room. This white three piece suite includes a tiled walk in shower, low level ceramic wash basin, toilet and heated towel rail. Sitting behind this room is the family bathroom with low level tiled surround, sink with vanity storage, toilet, bath and heated towel rail. Across the hall sits the third bedroom this time overlooking towards the rear garden, with hardwood flooring and gas fired radiator heating the space. Heading back down the hallway you will find the fourth bedroom currently functioning as a home office but offering a versatile space to be utilized. Heading into the open galley style kitchen you are met with wooden work surfaces on each side as well as a range of wall and base mounted storage. The kitchen offers space for an electric oven and cooker with extraction above, plumbing for a washing machine and dishwasher and space for a tall fridge freezer, as well as an inset ceramic sink set in front of a tiled surround. The kitchen opens into the spacious sitting room with lighter solid wood flooring, lighting from two side windows and rear conservatory coming through and the most attractive wood burner offering



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ample heating. Heading through the uPVC French doors into the conservatory you are flooded in natural light with an electric heater on the wall to make this a very usable space no matter the time of year.

### THE GREAT OUTDOORS

Exiting the rear French doors in the conservatory you will find yourself stood on the raised timber decked seating area with ground lighting, looking down the enclosed predominantly laid to lawn rear garden. The property is bordered by a mixture of timbered fencing and manicured hedged borders with planting beds and also an external shed.

### OUT & ABOUT

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

### FIND US

Postcode : NR5 0LW

What3Words : ///number.grain.allow

### 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<sup>m</sup>  
1282.26 ft<sup>2</sup>  
119.13 m<sup>2</sup>

