

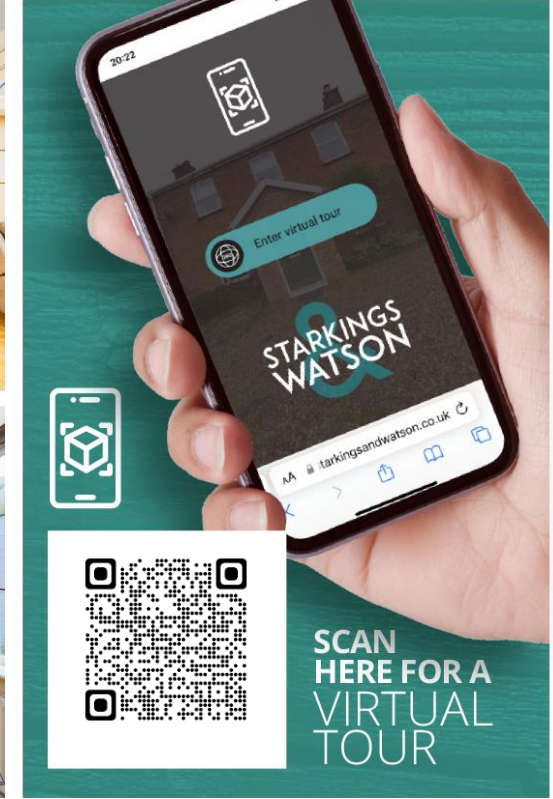
FARROW CLOSE

# Great Moulton, Norwich NR15 2HR

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01508 356456

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Semi-Detached Bungalow
- Requires Updating & Modernisation
- 20' Central Sitting/Dining Room
- Re-fitted Kitchen
- Shower Room
- Two Double Bedrooms
- Large Plot, Driveway & Garage

### IN SUMMARY

NO CHAIN. This IDEAL PROJECT is perfect for someone seeking to create their own home within this 993 Sq. ft (stms) semi-detached bungalow. Whilst you are able to MOVE-IN, various finishing touches are required, making use of the SPACIOUS ROOMS and PRIVATE PLOT. Oil fired central heating and uPVC DOUBLE GLAZING is installed, with the accommodation comprising a hall entrance, NEWLY FITTED KITCHEN requiring finishing off, 15' BEDROOM, shower room, CENTRAL 20' SITTING/DINING ROOM, further double bedroom and CONSERVATORY. The GARAGE is adjoining the main accommodation. To the rear, the GARDEN is split level, with mature planting and mainly lawned expanse.

### SETTING THE SCENE

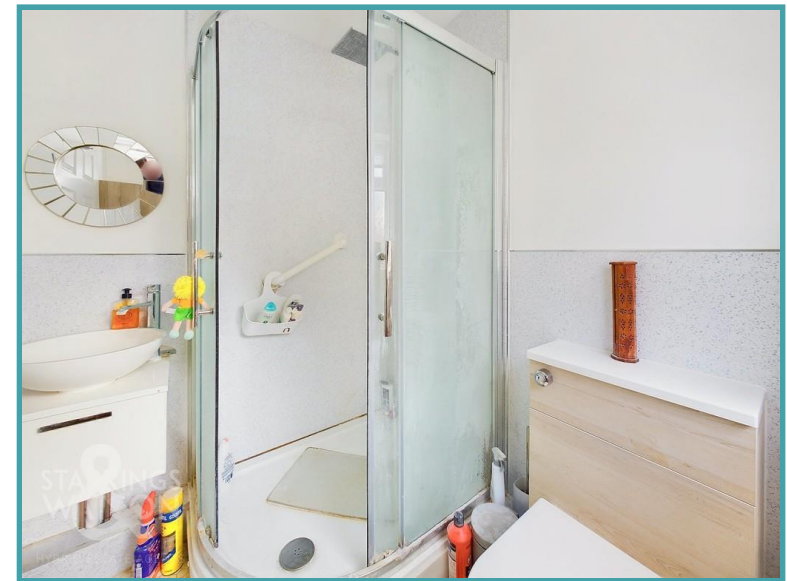
Set back from the road, a tandem hard standing driveway offers ample parking, with an adjacent lawned garden, including various planting. To the side of the property, access leads inside, and to the garage.

### THE GRAND TOUR

The uPVC double glazed entrance door takes you to the hall entrance, complete with wood effect flooring, built-in airing cupboard and the loft access hatch. The first door on your right is the shower room, with an updated white three piece suite including a low level W.C, hand wash basin with storage under and shower cubicle complete with Aqua board splash backs and a rainfall shower. The kitchen sits opposite, also updated, but requires completion. With a modern range of wall and base level units, an inset hob and built-in electric oven are integrated, with space for general appliances, and a mixer spray tap over the sink. The main double bedroom faces to front, with a large uPVC double glazed window and wood effect flooring. Sitting centrally in the property, the sitting/dining room is a fantastic size, open plan to the conservatory, with wood effect flooring and windows to side and rear. French doors lead out onto the split level garden. The second bedroom lead off the sitting room, also a great sized double.

### THE GREAT OUTDOORS

The rear garden is split level and laid to lawn, with a range of planting, and enclosed hedged boundaries. Various planting can be found throughout the garden, with the oil tank located to the far corner. A door leads into the garage, with an up and over door to front, door to side, floor standing oil fired central heating boiler, power and lighting.



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## OUT & ABOUT

Great Moulton is a rural village situated between the market town of Diss and the well served village of Long Stratton. The village has Public House and is also served by a bus route to the Cathedral City of Norwich. The nearby South Norfolk village of Long Stratton offers a wide range of day to day shopping facilities as well as primary and secondary schooling, doctors surgery, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss.

## FIND US

Postcode : NR15 2HR

What3Words : ///overheat.escalates.ulterior

## 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.

(1) Excluding balconies and terraces.

Approximate total area<sup>m</sup>  
993.45 ft<sup>2</sup>  
92.29 m<sup>2</sup>

