



Martineau Lane, Norwich - NR1 2HX





## Martineau Lane

Norwich

NO CHAIN. Occupying a RARE NON-ESTATE SETTING on the fringes of Norwich close to the A47, this detached BUNGALOW offers close to 990 Sq. ft (stms) with POTENTIAL to EXTEND or REMODEL. Presented in MOVE-IN CONDITION, the property is designed in a traditional layout, with UP TO THREE BEDROOMS which offer a flexible layout depending on a purchasers requirements. At present, a HALL ENTRANCE leads to the 17' SITTING/DINING ROOM centred on a FEATURE FIREPLACE and with a PICTURE WINDOW to front, whilst a door takes you to the adjacent KITCHEN/BREAKFAST ROOM, family bathroom with SHOWER, and the THREE BEDROOMS - with one finished with FRENCH DOORS allowing for use as another RECEPTION ROOM. The GARDENS are PRIVATE and NON-OVERLOOKED, with access leading to the GARAGE and DRIVEWAY.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





- No Chain!
- Rare Non-Estate Setting
- Close to A47 & City Centre
- Modernised Kitchen/Breakfast Room
- Sitting/Dining Room with Picture Window
- Three Spacious Bedrooms
- Family Bathroom with Shower
- Non-Overlooked Gardens & Garage

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### SETTING THE SCENE

Occupying an elevated plot overlooking trees and greenery, a low level brick wall encloses the front boundary, with a hard standing driveway providing tandem parking and access to the garage. The front garden is laid to lawn and bordered with various plants and flowers.



## THE GRAND TOUR

Access can be gained from the hall entrance or via the kitchen where a door leads from the driveway. Heading in via the hall entrance, wood flooring runs underfoot, with the loft access hatch above, and opening into the sitting/dining room. Flooded with natural light and centred on a feature fire place, a large picture window offers views over trees and green space, whilst wood flooring runs through the room. The adjacent door takes you to the kitchen - a modernised room with a range of mainly base level units and solid wood work surfaces. Featuring a recessed handle design, tiled splash backs rise from the work surface, with wall mounted shelving. The gas hob and electric cooker are integrated, with space for a fridge freezer and washing machine. There is ample room for a breakfast bar, with further cupboards and a door to the driveway. Back into the hall, the family bathroom leads off with an eye caching tiled splash backs, three piece suite and rainfall shower over the bath. Two of the bedrooms lead off the hall and are carpeted, whilst one of the double bedrooms offers wood flooring and is currently used as a further reception room with French doors onto the garden.

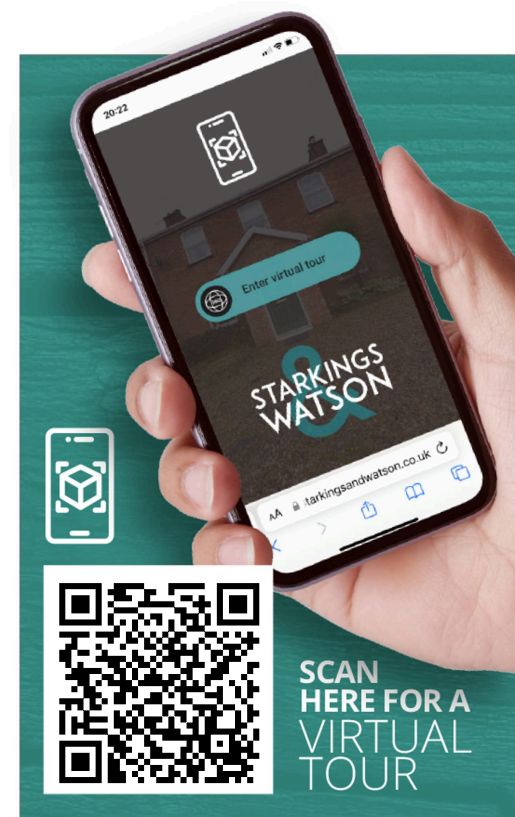
## FIND US

Postcode : NR1 2HX

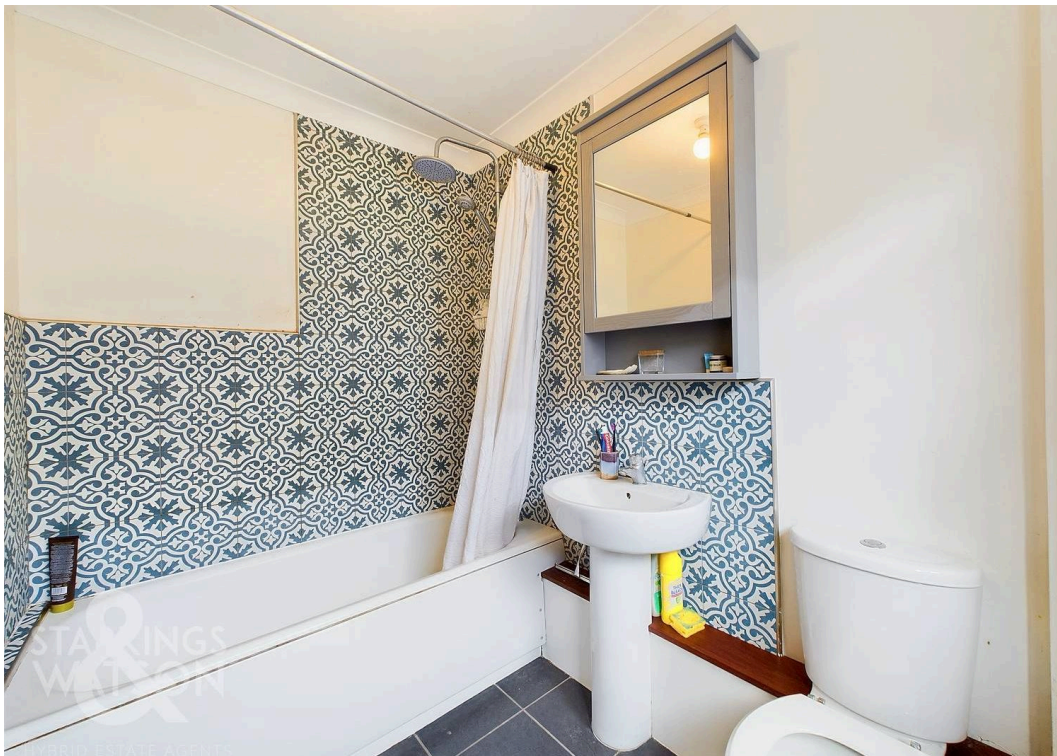
What3Words : ///until.actual.bunk

## VIRTUAL TOUR

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









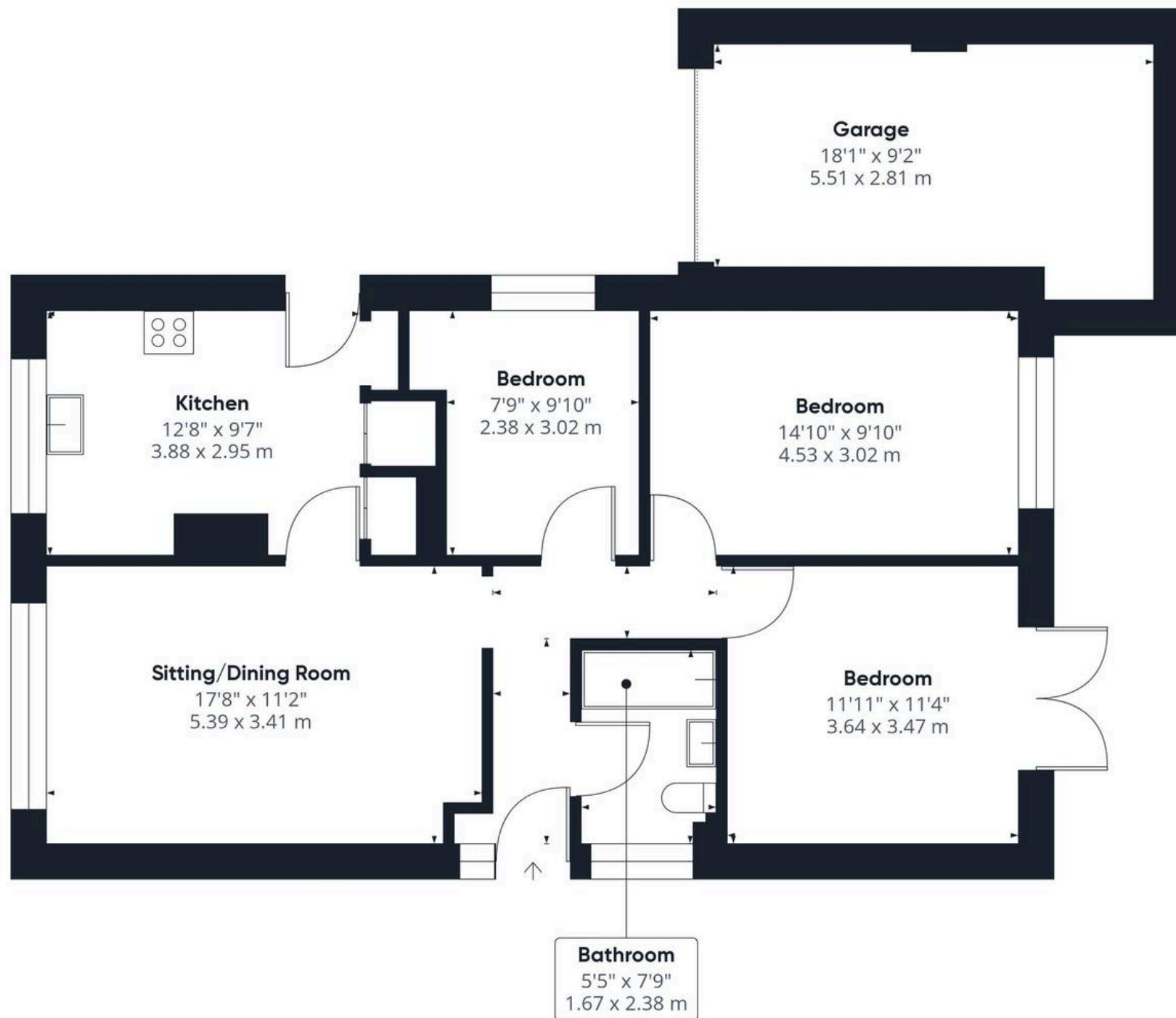


## THE GREAT OUTDOORS

From the rear, an area of decking leads out, with a raised lawn accessed via steps. A timber shed and greenhouse can be found, with brick wall boundaries enclosing the space. Mainly laid to lawn, various planted borders and beds can be found.







Approximate total area<sup>(1)</sup>

989.18 ft<sup>2</sup>

91.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





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