

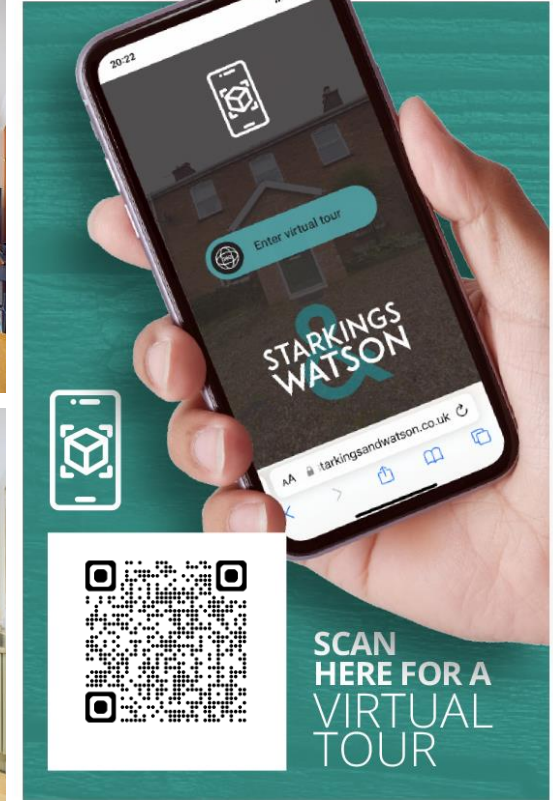
BURGATE LANE

Alpington, Norwich NR14 7NP

Freehold | Energy Efficiency Rating : E

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STARKINGS & WATSON

- Detached Bungalow in Rural Village
- Private Non-Overlooked Plot
- High Specification Finish
- Stunning Kitchen with Central Island
- Sitting Room with Space for Wood Burner
- Open Plan Garden/Dining Room
- Three Bedrooms
- Garage & Block Paved Driveway

IN SUMMARY

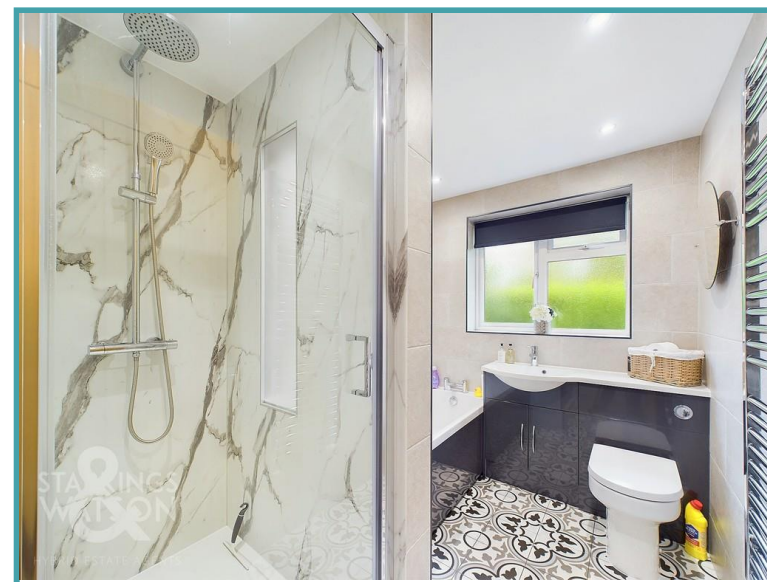
VENDOR FOUND. This MODERNISED, contemporary and HIGH SPECIFICATION detached bungalow enjoys a RURAL VILLAGE SETTING with beautifully landscaped and NON-OVERLOOKED GARDENS. Having been RE-MODELLED to ENHANCE the LAYOUT, the majority of the works were completed 7 years ago, including a full NEW HEATING SYSTEM and central heating boiler. Screened from the country lane by mature hedging, a BLOCK PAVED DRIVE offers parking and turning space. Internally, the SIDE PORCH sits under a vaulted ceiling, leading into the KITCHEN/BREAKFAST ROOM - centred on the MAIN ISLAND with a breakfast bar and feature lighting. The inner hall leads to the THREE BEDROOMS and LUXURY FAMILY BATHROOM which was CLEVERLY DESIGNED to include a SHOWER and recessed storage with lighting. Stepping into the SITTING ROOM, there is space for a central wood burner, creating a focal point, with an OPEN PLAN DINING ROOM sitting under a glazed ROOF LANTERN.

SETTING THE SCENE

Set back from the road with high level hedging, a block paved driveway offers ample parking, with a raised lawned garden. Gated access leads to the rear, with access to the garage and porch entrance.

THE GRAND TOUR

Heading inside, the porch entrance sits under a vaulted ceiling, with ample space for coats and shoes sitting on solid wood work surfaces. The kitchen leads off, with an extensive range of wall and base level units with quartz work surfaces and an inset ceramic butler sink. Integrated cooking appliances include an eye level electric oven, microwave combination oven and an inset electric induction hob. Further white goods include a fridge freezer, dishwasher and space for a washing machine, whilst a breakfast bar is formed within the central island. With a light and bright feel, two windows face to front, with recessed spot lights and feature lighting over the island. Solid wood doors can be found throughout, leading to the inner hall with wood effect flooring. The family bathroom sits to your left, with a four piece contemporary suite and fully tiled walls. Tiled flooring with under floor heating can be found under foot, with a rainfall shower and recessed storage with lighting creating a feature to one side. The three bedrooms are all carpeted and finished with uPVC double glazed windows. Heading into the sitting room, wood effect flooring runs under foot, with a window to side, and space for an inset cast iron wood burner. The dining room is open plan, with windows to two sides, French doors to the rear and a roof



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lantern above which floods the room with natural light.

THE GREAT OUTDOORS

The rear garden has been beautifully and extensively modernised with a large patio which extends from the rear and wraps around the property in an L-shape. An area of lawn sits centrally, with brick built raised beds and a further patio to the rear corner, sitting under an open sided garden building with a barbecue area. Exterior power and lighting is installed, along with wired garden lights, and lights on the driveway - all able to be remotely controlled by an App. The garage is finished with a Hormann electric garage door, with power and lighting. A timber built shed sits to the rear of the garage.

OUT & ABOUT

Alpington is a small village situated some five miles south east of the Cathedral City of Norwich and closely associated with the neighbouring village of Yelverton with which it shares its facilities including a duck pond, village hall, St Mary's Church and the Alpington & Bergh Apton C of E Primary School which currently holds an outstanding Ofsted Rating. Further amenities can be found in the larger village of Poringland, whilst a short drive takes you to the City Centre itself.

FIND US

Postcode : NR14 7NP

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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 and 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^m
886.41 ft²
82.35 m²

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