

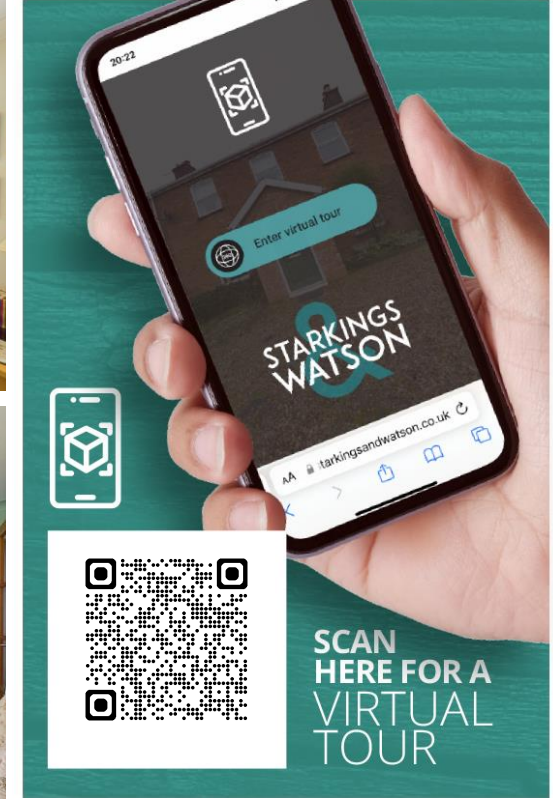
PRINCE OF WALES ROAD

**Upton, Norwich NR13 6BW**

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336556

**FOR SALE**  
PROPERTY



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**STARKINGS & WATSON**

- Sizeable & Extended Detached Bungalow
- Peaceful Norfolk Broads Village
- Private Non-Overlooked Gardens
- Annexe Potential
- Two Reception Rooms
- Four Bedrooms
- Shower Room & Wet Room
- Kitchen & Separate Utility Room

### IN SUMMARY

Occupying a 0.23 ACRE PLOT (stms), this SIZEABLE and EXTENDED detached bungalow enjoys close to 1600 Sq. ft (stms) of accommodation. With a FLEXIBLE LAYOUT, the property offers ANNEXE POTENTIAL, whilst being situated close to UPTON BROAD and MARSHES which offer beautiful walks. Finished with double glazing and LPG CENTRAL HEATING, the hall entrance leads to the bedroom/studio and to stairs which take you into the main property. The LIVING SPACE runs across the rear of the bungalow, incorporating a 19' SITING ROOM, 11' DINING ROOM and 14' KITCHEN - completed with an adjacent utility room. THREE FURTHER BEDROOMS are found in the main property, with a separate SHOWER ROOM and WET ROOM. Outside is a truly MAGICAL SPACE, with a PRIVATE NON-OVERLOOKED ASPECT, with various planting and a WILDLIFE POND.

### SETTING THE SCENE

Situated on a country lane between the village centre and Upton Broad, nestled behind a timber picket

fence you will find the bungalow, lawned frontage and shingle driveway. There is ample parking, with access to the detached oversized brick built garage, along with gated access to the rear garden.

### THE GRAND TOUR

The uPVC double glazed entrance door takes you into the main hall entrance, complete with tiled flooring for ease of maintenance. Stairs lead up to the main hall entrance, with a door to the bedroom/studio which is an ideal home office or potential annexe. With dual aspect rooms and wood effect flooring, this versatile room is light, bright and inviting. Heading into the main hall, various storage cupboards are built-in, with the accommodation neatly arranged for the living space to be across the rear, overlooking the gardens. As you head up to the steps, a spacious wet room can be found on your right hand side, with a mixture of Aqua board splash backs and tiling, whilst the next door shower room is fitted with a white three piece suite and part tiled walls. The three double bedrooms are all carpeted, with the main bedroom including two double built-in wardrobes, and the smaller currently used as a study. Heading into the sitting room, a feature fireplace sits to one end with views through the sliding patio doors. An arch opening takes you to the dining room, with wood effect flooring and a door into the kitchen. Fully fitted with a range of wall and base level units, the kitchen includes integrated cooking appliances and space for white goods. Tiled splash backs and flooring are in place, with room for a breakfast table. The utility room sits beyond, with further storage, room for



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white goods, and a door to the rear garden.

### THE GREAT OUTDOORS

Heading outside, the rear garden is a private and secluded space, with enclosed borders and completed with a wealth of mature planting which creates a leaf green outlook. Mainly laid to lawn, raised beds sit to one side, along with a patio and wildlife pond. Gated access heads to the driveway and garage - complete with an up and over door to front.

### OUT & ABOUT

The Broadland Village of Upton is located East of the Cathedral City of Norwich and provides excellent transport links via the A47 and by rail at the nearby village of Acle. Upton is pleasantly situated with a village shop and community owned pub, between South Walsham and Acle which have an abundance of amenities including Village Shops, Post Office, Schools, Dentist and Public Houses.

### FIND US

Postcode : NR13 6BW

What3Words : ///perfumes.tripled.miles

### VIRTUAL TOUR

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

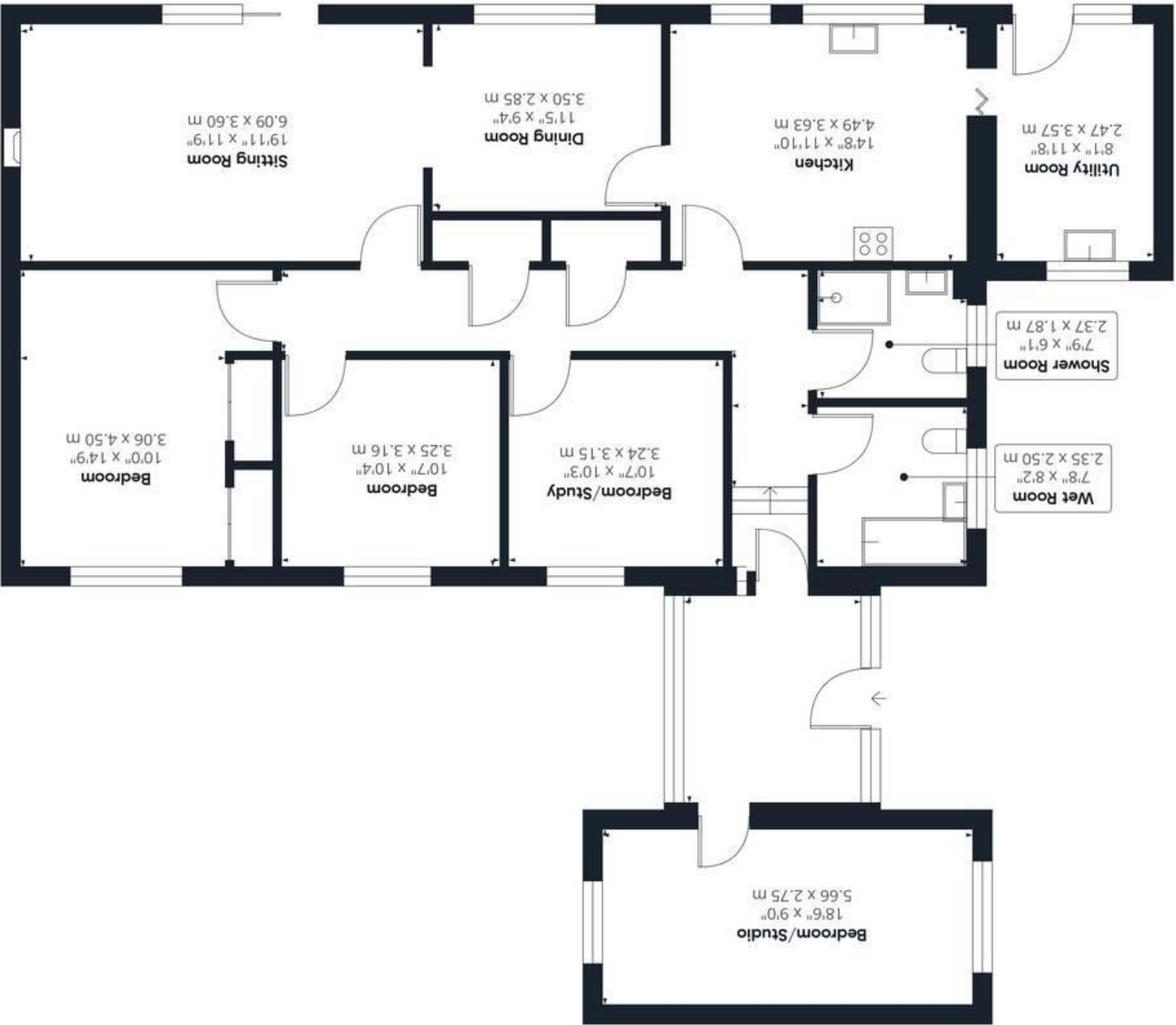
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Price:



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Approximate total area<sup>††</sup>  
 1596.29 ft<sup>2</sup>  
 148.3 m<sup>2</sup>

(††) Excluding balconies and terraces.

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.