

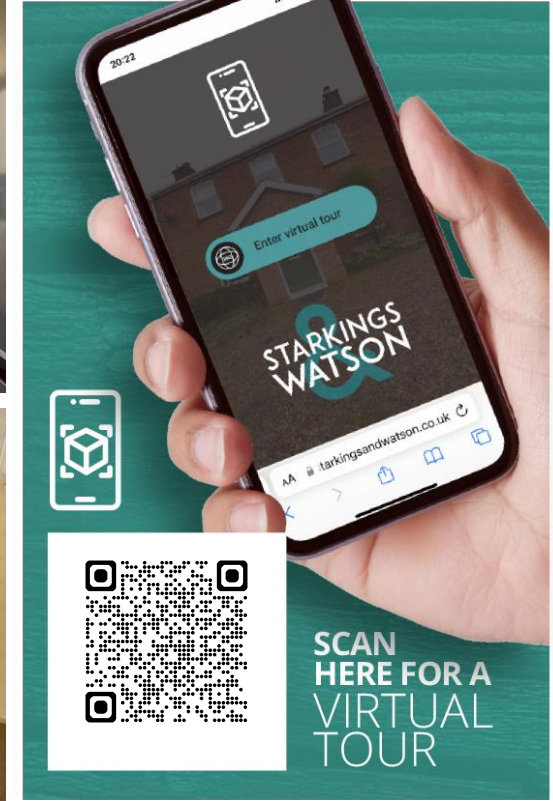
WENMAN COURT

Norwich NR5 9LP

Freehold | Energy Efficiency Rating : D

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STARKINGS & WATSON

- Link-Detached Bungalow
- 2023 Installed Gas Boiler
- Kitchen with Integrated Cooking Appliances
- Walk-In Shower Room
- Two Double Bedrooms
- Driveway & Garage
- Private Rear Garden
- No Chain

IN SUMMARY

NO CHAIN. Benefiting from a 2023 INSTALLED GAS BOILER and uPVC DOUBLE GLAZED WINDOWS, this LINK-DETACHED bungalow does require some modernisation but offers a PRIVATE setting with a leafy backdrop in a QUIET CUL-DE-SAC. With a total floor space reaching a little over 791 SQ. FT (stms) including the garage the property boasts a 15' SITTING ROOM, kitchen with INTEGRATED COOKING APPLIANCES, TWO DOUBLE BEDROOMS and an updated shower room with WALK-IN SHOWER. Externally there is a PRIVATE REAR GARDEN and a driveway offering ample OFF ROAD PARKING.

SETTING THE SCENE

Approached through a quiet cul-de-sac setting, the property emerges to your right with a large concrete driveway suitable for multiple vehicles, lawn frontage, mature hedges and shrubs leading towards the main entrance door.

THE GRAND TOUR

The central hallway gives access to all living spaces within the property with wood effect flooring underfoot and handy storage cupboard. Ahead to your right you will find the fully fitted kitchen with ample wall and base mounted storage, rolled edge work surfaces giving way to an integrated oven and electric hob with extraction above with tiled splash backs plus space and plumbing for a washing machine with a radiator next to the rear door into the garden. The sitting room is found at the end of the hallway, a large living space with carpeted flooring and sliding double glazed doors into the rear garden, this space offers ample floor space for an array of soft furnishings. Slightly further down the hallway is the recently fitted shower room with the same wood effect flooring underfoot as within the hallway with a large walk in shower and tiled surround plus a wall mounted heated towel rail. Both bedrooms have a front facing aspect with the smaller sitting just to the right, a modest size double bedroom with double glazing to the front and radiator just below, whilst the large of the bedrooms is a generous double suitable for a large double bed and a range of storage solutions with a bay window to the front and radiator below.

THE GREAT OUTDOORS

Externally, the rear garden is found in two tiers with a flagstone patio area running across the width of the property, gently sloping upwards to a lawned garden area fully enclosed with timber fencing and mature colourful shrubbed borders. Access to the garage can



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also be found via a personal door within the rear garden.

OUT & ABOUT

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You also have the Longwater Retail park just a 10 minute drive away, offering a full range of retail outlets. Only a short commute from the Norfolk & Norwich hospital, and medical park. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.

FIND US

Postcode : NR5 9LP

What3Words : ///rice.cases.fork

VIRTUAL TOUR

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

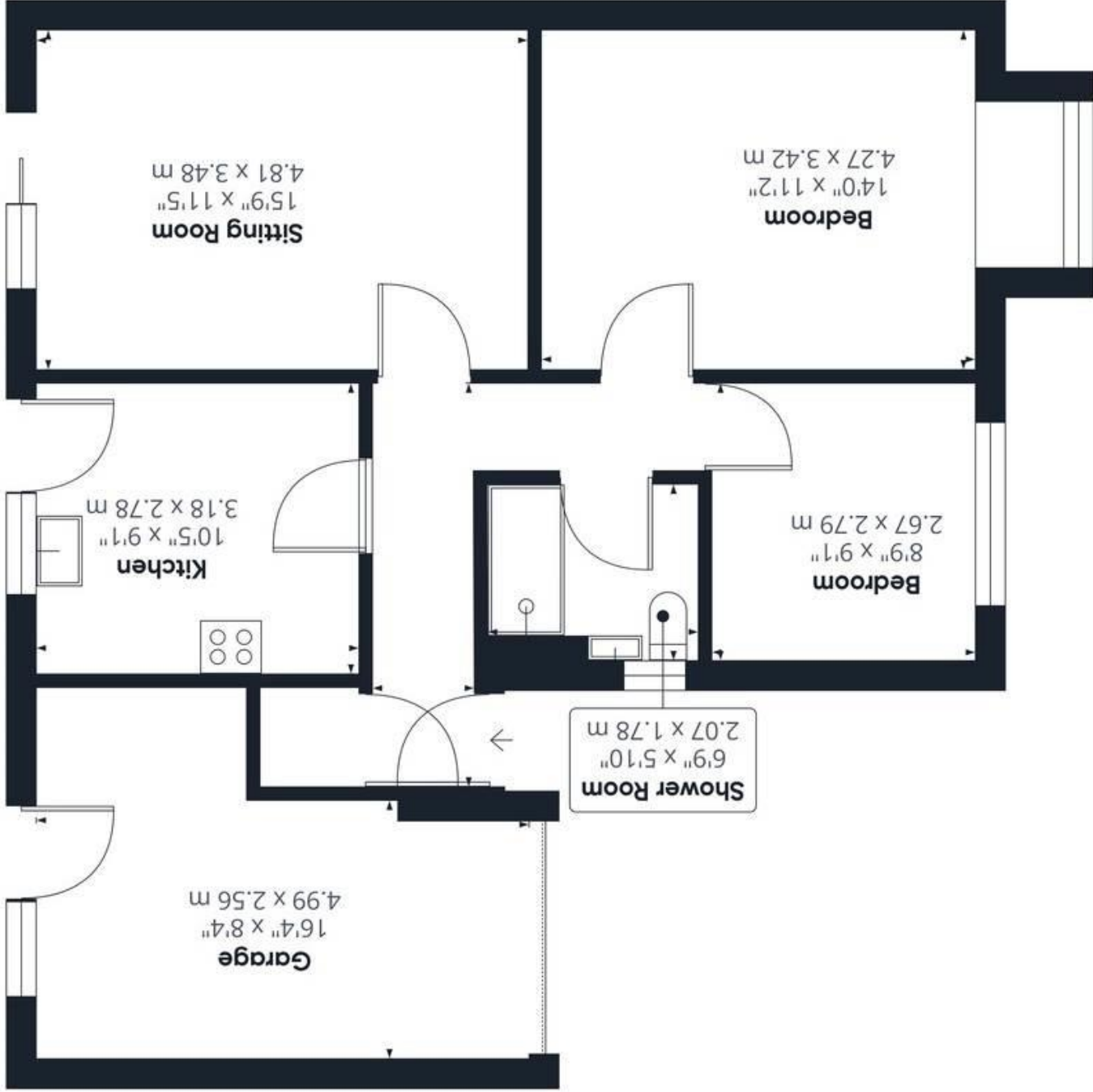
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Price:



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Approximate total area¹
 791.47 ft²
 73.53 m²

(1) 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. Calculations are based on RICS IPMS 3C standard.