

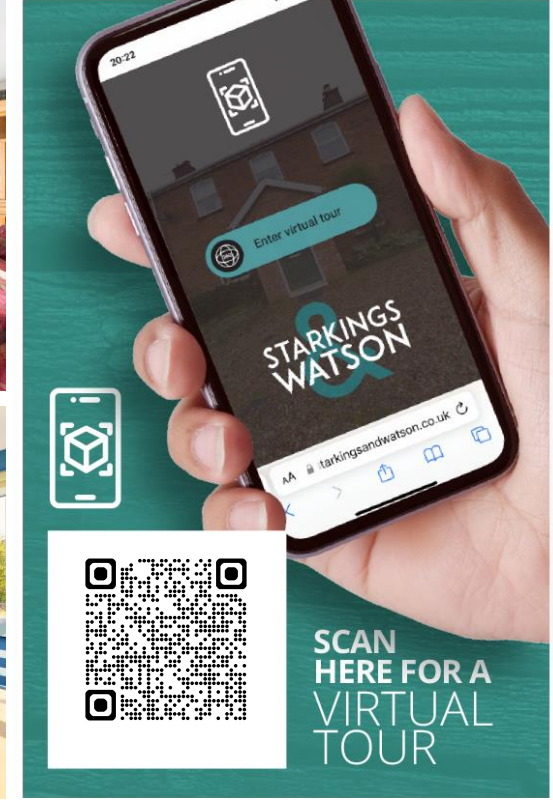
CHERRYWOOD

# Alpington, Norwich NR14 7NJ

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Updated & Modernised Detached Bungalow
- Cul-De-Sac Setting
- Wrap Around Landscaped Gardens
- Sizeable Sitting Room With Wood Burner
- Kitchen With Vaulted Ceiling
- Utility Room & Workshop
- Three Double Bedrooms
- 0.21 Acre Plot (stms)

#### IN SUMMARY

Being recently updated and modernised throughout, this SPACIOUS DETACHED BUNGALOW is situated on a 0.21 ACRE PLOT (stms) and benefits from a NEW ROOF on the kitchen, and fully owned SOLAR PANELS for added energy efficiency. Reaching an impressive 1804 Sq. Ft in total (stms) the accommodation is well proportioned featuring a sizeable SITTING ROOM with WOODBURNER, kitchen/dining room with INTEGRATED COOKING APPLIANCES leading to a utility room, boot room & WC, family/garden room, four piece FAMILY BATHROOM plus THREE DOUBLE BEDROOMS. The property features newly laid flooring throughout with a fresh re-decoration making this an attractive prospect for any potential buyers.

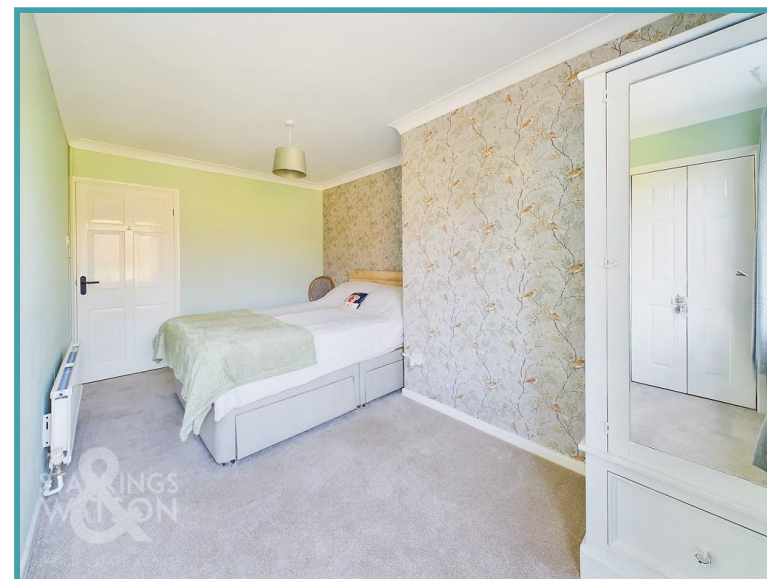
#### SETTING THE SCENE

Pleasantly tucked away in the corner of this quiet close, the property opens up in the corner with a brickweave driveway suitable for multiple vehicles leading to the garage with electric roller door to the front. A flagstone pathway leads towards the gentle steps towards the front door bordered with shingle frontage and mature hedges.

#### THE GRAND TOUR

Once inside you are met with a central hallway granting access to all of the living accommodation within the property

fit with wooden effect flooring throughout, the initial entrance offers the ideal space for coat and shoe storage before heading onwards. Initially to your left is the sizable sitting room with large bay window overlooking the front of the property. This room has ample floor space for a choice in soft furnishings featuring a woodburner with granite hearth. Sitting adjacent to this room is the first of the double bedrooms with all carpeted flooring underfoot and a radiator below the uPVC double glazed window and also boasts handy built in wardrobes. To the end of the hallway and to your right is the second of the double bedrooms, this one with a different style wooden effect flooring underfoot, tall window into the rear garden and built in storage with sliding doors into a garden room with potential to make this an annex in the future if so desired. This room currently has carpeted flooring underfoot and a dual aspect facing into the rear garden with access door onto the patio serving as a garden room. The main bedroom is found at the top of the hallway with all carpeted flooring underfoot and ample space for a large bed and additional storage solutions with radiator and double glazed window into the rear garden. This room also benefits from an en-suite cloakroom with part tiled surrounded and window into the bedroom. With some remodelling, this space could quite easily accommodate a shower making it a handy addition to any home. The family bathroom initially comes in two stages with the first part offering a wide range of vanity storage with inset sink and fully tiled surround and radiator while just beyond this space is the three piece bathroom suite with corner electric shower unit, bath with shower head and radiator below the frosted glass window towards the rear garden. Entering the kitchen, you will first be struck by the tall sloped vaulted ceilings making this room extremely light and airy in feel with an abundance of natural light flooding in from the rear window. A range of wall and base mounted storage adorn the walls with integrated eye level dual ovens and induction hob plus inlet for fridge, freezer and built in



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storage units all with ample space for a formal dining table. The very end of the property is occupied by the utility room with additional storage options and plumbing for a washing machine to your left is the personal entrance to the garage/workshop space whilst turning right will lead you towards a second WC and boot room perfect for those with pets when returning from walks.

#### THE GREAT OUTDOORS

Exiting by the boot room you will enter the rear garden with flagstone pathway leading around the perimeter of the home. The garden is predominantly laid to lawn with mature colourful shrub and hedge borders all fully enclosed with timber fencing on all sides. Further into the garden you can find two separate patio seating areas, one just off from the garden room and the other towards the top of the garden next to two large timber sheds.

#### 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. The village itself is just south of the A146 and is contiguous with Yelverton to the south with which it shares its facilities, which include a duckpond, village hall and St. Mary's church. 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 7NJ

What3Words : ///hazel.sorry.limp

#### 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

standard.  
Calculations are based on RICS IPMS 3C  
plan is for illustrative purposes only.  
While every attempt has been made to  
ensure accuracy, all measurements are  
approximate, not to scale. This floor

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1804.35 ft<sup>2</sup>  
167.63 m<sup>2</sup>

