

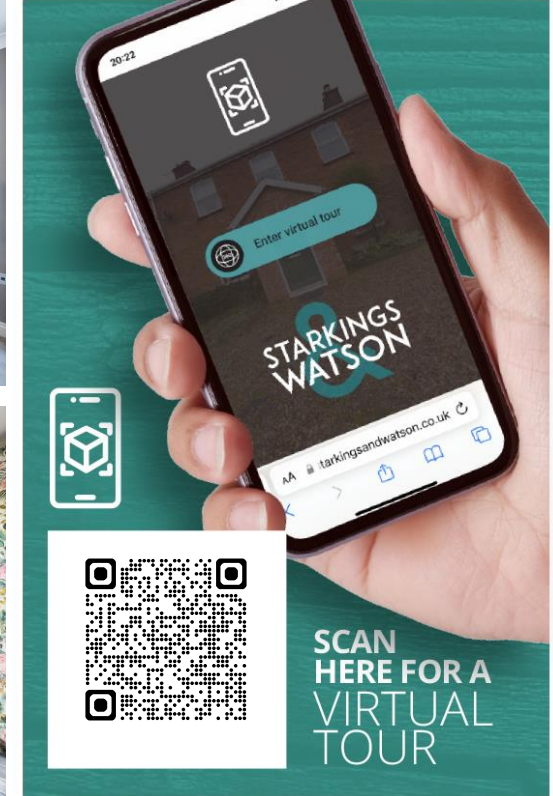
THE STREET

# Bracon Ash, Norwich NR14 8EL

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- Close to Mulbarton & Norwich
- Detached Extended Family Home
- Large Private Gardens
- Driveway & Adjoining Garage
- Two Reception Rooms
- Potential for Open Plan Family Living
- Kitchen/Dining Room
- Three Bedrooms

### IN SUMMARY

Occupying a NON-ESTATE SETTING, this detached family home has been EXTENDED and modernised, whilst enjoying TREE LINED VIEWS to front. Over 1240 Sq. ft (stms) of accommodation sits within, including a HALL ENTRANCE with W.C. The LIVING SPACE includes a 21' SITTING ROOM, whilst double doors open to the STUDY/FAMILY ROOM which enjoys GARDEN VIEWS. The KITCHEN EXTENDS to over 21' with a full width of BI-FOLDING DOORS which FRAME THE PICTURE of the garden and create an IDEAL OUTSIDE ENTERTAINING SPACE. The KITCHEN is open plan, whilst a door leads out to the side. HUGE POTENTIAL still exists to further open plan the dining and family room space. Upstairs, THREE BEDROOMS lead off the landing, with the family bathroom including a SHOWER. EXTENSIVE GARDENS sit to the rear, with a block paved patio, lawned garden and SECRET GARDEN.

### SETTING THE SCENE

With mature hedging to front, a hard standing driveway offers off road parking with a further large

area of shingle extending the parking space if required. Overlooking trees and greenery on the opposite side of the road, this non-estate setting offers a rural feel. Useful storage can be found in the adjacent garage and access leads to the main entrance door.

### THE GRAND TOUR

Stepping inside you are immediately greeted by the tiled hall entrance with stairs rising to the first floor landing and useful storage cupboard built-in below. To your right hand side, a ground floor cloakroom with a two piece suite and tiled splash backs can be found, with a sitting room beyond with a fitted carpet and window to front with those treelined views. Double doors open up to a second reception room which is an ideal study or family room, with a window facing to rear offering garden views and a further door into the adjacent kitchen/dining room. With a fantastic flow, this family friendly home is also ideal for entertainers with the kitchen area split into two key sections including a dedicated dining area, with space for soft furnishings. A full width set of bi-folding doors frame the view across the rear garden, with the kitchen area itself offering an L-shaped range of wall and base level units, with an inset electric ceramic hob and built-in electric double oven, with space for a fridge freezer and integrated dishwasher. Heading upstairs, the carpeted landing offers a built-in airing cupboard with doors leading to the three bedrooms, two of which are carpeted and one is finished with stripped wood flooring. The rear bedroom is the larger of the three with a range of



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built-in wardrobes and attractive views over the rear garden. The family bathroom completes the property with a three piece suite including tiled walls, electric shower over the bath and heated towel rail.

#### THE GREAT OUTDOORS

The rear garden is fully enclosed with a range of timber panelled fencing and mature planted borders to both sides. A block paved pathway runs the full width of the property and leads to the adjacent garage creating an ideal outside entertaining and patio area, with a further secret garden through an arch way to the rear. Opening to a secondary patio, mature planting and high level hedging offer a high degree of privacy. The adjoining garage offers a up and over door to front, door to rear, space for laundry appliances including a washing machine and tumble dryer, whilst power and lighting is installed.

#### OUT & ABOUT

The rural village of Bracon Ash is located to the south of Norwich, close to Mulbarton, with regular buses running to and from. Excellent road links lead to Norwich, along with the A140 out of the county. The neighbouring village of Mulbarton offers a range of local amenities including supermarket, public houses and excellent schooling.

#### FIND US

Postcode : NR14 8EL

What3Words : ///dwarves.orchestra.yummy

#### 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:

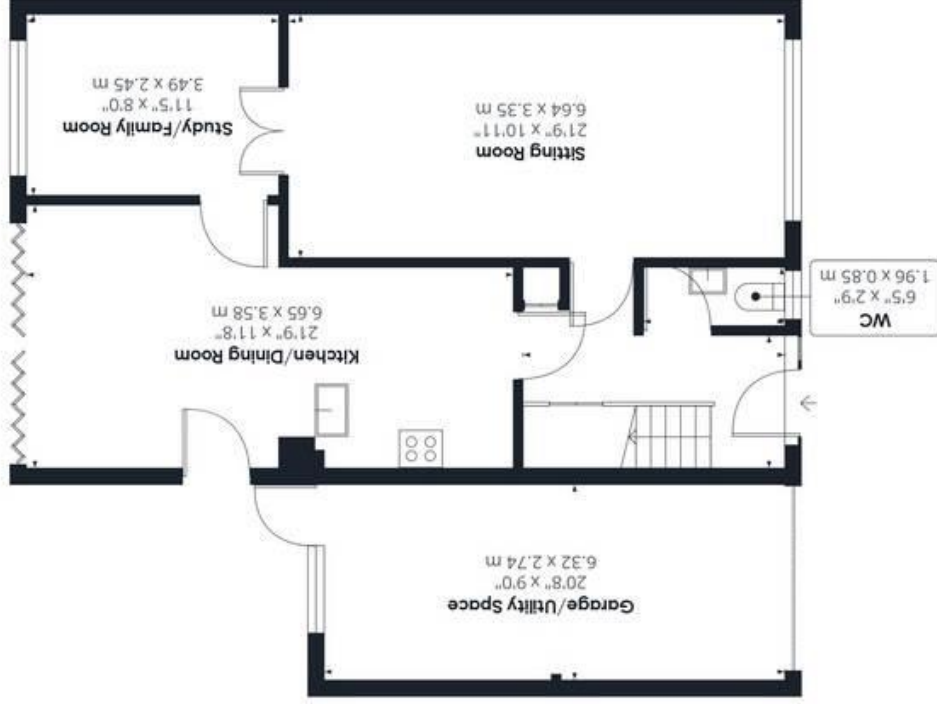


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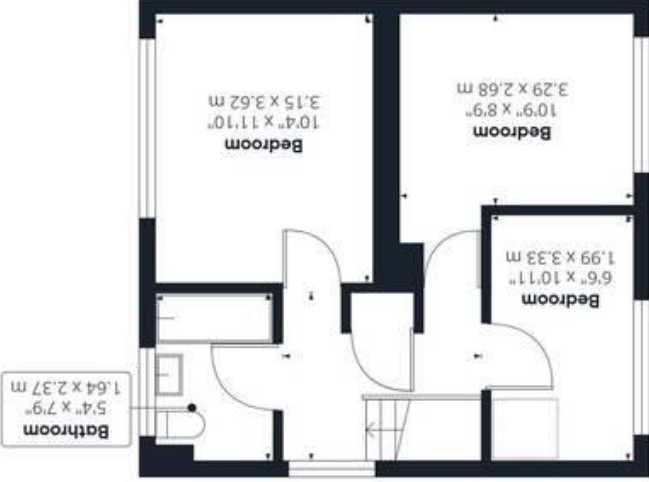
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Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
1247.64 ft<sup>2</sup>  
115.91 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. Calculations are based on RICS IPMS 3C standard.

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