

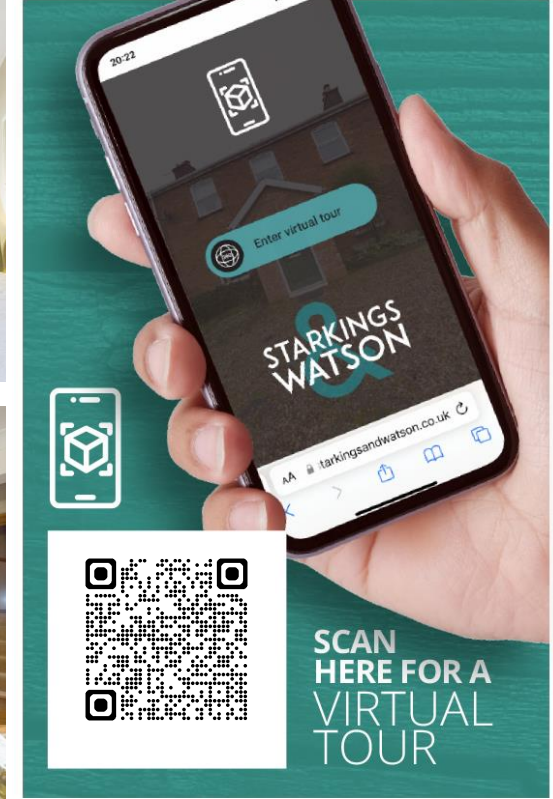
PARK CLOSE

Barford, Norwich NR9 4GA

Freehold | Energy Efficiency Rating : D

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- Detached House
- Sitting Room with Wood Burner
- Open Kitchen & Dining Room
- Three Bedrooms
- Family Bathroom, En-Suite & Cloakroom
- Private & Enclosed Rear Garden
- Off Road Parking & Garage
- Quiet Cul-De-Sac Setting

IN SUMMARY

VENDOR FOUND. Nestled towards the end of a QUIET CUL-DE-SAC, this DETACHED FAMILY HOME can be found in fantastic decorative order offering GENEROUS and INVITING open living spaces, ideal for MODERN FAMILY LIVING. A dual aspect sitting room offers the ideal COSY space fitted with a WOOD BURNER while an OPEN PLAN kitchen/dining room sits towards the rear boasting multiple INTEGRATED APPLIANCES and flowing easily into a double glazed CONSERVATORY. Three bedrooms can be found off the central landing on the first floor as well as the FAMILY BATHROOM whilst the main bedroom boasts an EN-SUITE shower room with separate CLOAKROOM downstairs. A fully enclosed and PRIVATE REAR GARDEN can be found to the rear of the home with patio seating area whilst a DRIVEWAY leads directly towards the GARAGE at the front of the property providing ample OFF ROAD PARKING.

SETTING THE SCENE

The property is neatly tucked away on the edge of this quiet family cul-de-sac with a large lawned frontage leading towards a shingle driveway providing ample parking for multiple vehicles with the garage found just beyond. A tiled and pitched porch entrance leads you towards the front door.

THE GRAND TOUR

Stepping inside into the central hallway with tiled flooring laid underfoot, this space provides access to all living spaces on the ground floor as well as a useful sizable under the stair storage unit and the two piece cloakroom ideal for storing coats and shoes with similar tiled flooring and vanity storage below the sink. To your left is the dual aspect sitting room with a central feature fireplace inset to the wall with timber mantle above and stone hearth currently housing a wood burner ideal for creating a cosy setting with a radiator below the double glazed window to the front. The property opens up towards the rear in an open plan kitchen and dining room. Initially you are met with an opening with tiled flooring creating a space for a large formal dining table whilst the kitchen sits beyond with a range of wall and base mounted storage set around rolled edge work surfaces, integrated cooking appliances including dual eye level ovens and hob with extraction above whilst leaving space for further white goods including plumbing for the washing machine and dishwasher. Accessed via the French doors in the dining room a double glazed conservatory can be found complete with radiators and wood effect flooring underfoot. This space creates an additional living area suited to use at any time of the year with French doors into the rear garden. The first floor landing allows access into all of the bedrooms on the first floor as well as a handy built in airing cupboard and the three piece family bathroom with a shower head mounted over the bath and double glazed window into the rear garden. The main bedroom offers a welcoming space with fitted carpet and wall to wall built in wardrobes whilst leaving more than enough floor space for additional soft furnishings and providing access into a modern en-suite shower room with walk in shower



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cubicle, vanity storage and radiator below the rear facing window. A generous second double bedroom is found towards the front of the home again with fitted carpet, and providing room for a large double bed and additional storage solutions whilst leaving ample floor space around. The final larger single bedroom also occupies a front facing aspect, and benefits from bespoke fitted wall to wall wardrobes with sliding mirrored doors and a radiator below the double glazed front facing window.

THE GREAT OUTDOORS

The rear garden is fully enclosed on all sides, predominantly laid to lawn, with a flagstone patio area leading directly from the conservatory, creating the ideal space to relax and entertain. This space offers multiple mature shrubs and hedges, creating a colourful backdrop with a smaller tucked away patio seating area behind the garage.

OUT & ABOUT

Barford is a sought after village just to the west of Norwich with schooling, also close by to the award-winning King's Head restaurant and public house in Bawburgh. The village offers easy access to the A47 Southern Bypass, University of East Anglia, Norfolk & Norwich University Hospital and Norwich City centre itself.

FIND US

Postcode : NR9 4GA

What3Words : ///triangles.snapping.deflection

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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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.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
1112.56 ft²
103.36 m²

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