

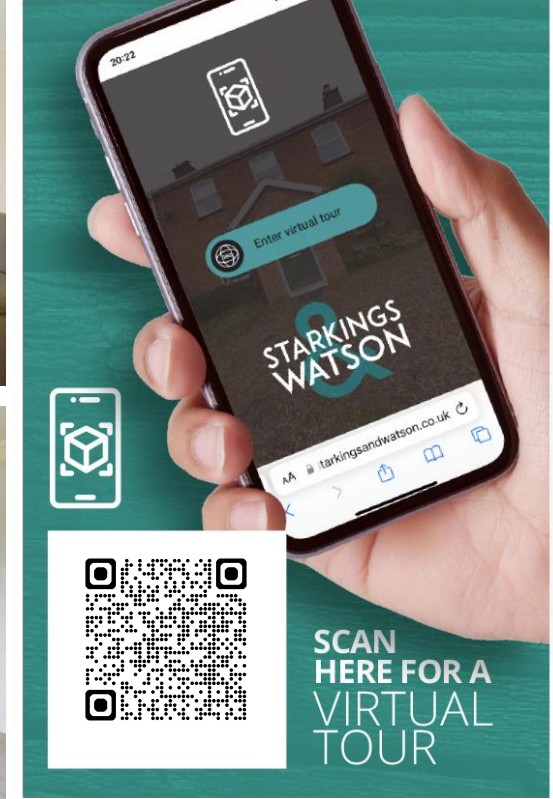
STEVE READ WAY

Horsford, Norwich NR10 3GQ

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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- No Chain!
- 2020 Built Detached Bungalow
- Underfloor Heating
- Spacious Integral Garage
- 15' Sitting Room with French Doors
- 14' Kitchen with Integrated Appliances
- Three Bedrooms
- W.C, En Suite & Family Bathroom

IN SUMMARY

NO CHAIN. Built in 2020 by Cripps Builders and FINISHED with a RANGE of EXTRAS, this DETACHED BUNGALOW enjoys a 0.12 ACRE PLOT (stms) backing onto GREEN SPACE. With a HIGH SPECIFICATION FINISH including UNDER FLOOR HEATING, the property is still under NHBC WARRANTY and is presented in great condition. With the GARAGE INTEGRAL, close to 1200 Sq. ft (stms) of accommodation can be found inside, including a HALL ENTRANCE with W.C and STORAGE, 14' KITCHEN/DINING ROOM including INTEGRATED APPLIANCES, and 15' SITTING ROOM with FRENCH DOORS to REAR. The bedroom accommodation includes THREE BEDROOMS with the MAIN BAY FRONTED BEDROOM enjoying an EN SUITE SHOWER ROOM, and further spacious SHOWER ROOM serving the others. To the outside, the REAR GARDEN is laid to lawn, with a PATIO SEATING AREA and huge potential to LANDSCAPE the GARDEN.

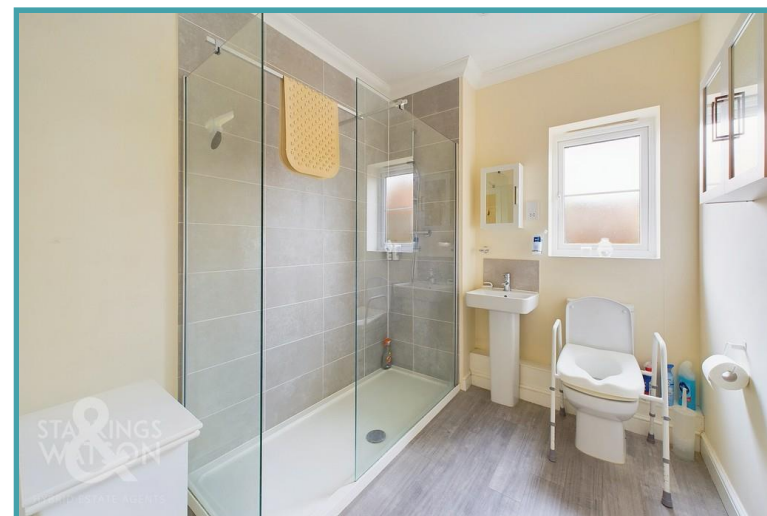
SETTING THE SCENE

With an immaculate frontage comprising lawned

gardens and a brick-weave tandem driveway, the property offers an attractive frontage with a large area of bark chippings and plants creating a feature to one side, and a footpath leading to the main entrance door and porch area.

THE GRAND TOUR

Once inside, the hall entrance is finished with wood effect flooring underfoot, along with underfloor heating, with useful built-in storage within the double cloaks cupboard, with doors leading off to the bedroom accommodation to one side and the living space which runs along the rear of the bungalow. To your right hand side, a useful W.C can be found with a white two piece suite comprising a hand wash basin with storage under and tiled splash-backs. The kitchen offers an L-shape arrangement of high gloss wall and base level units, with integrated cooking appliances including an inset electric ceramic hob and built-in eye level electric oven and microwave combination oven. Tiled splash backs run around the work surfaces whilst there is space for a central island or breakfast table, with a window and French doors leading on to the rear garden. Integrated appliances include a fridge freezer, dishwasher and washer/dryer. Double doors open to the adjacent sitting room, focusing on garden views via the rear facing French doors, with a continuation of the wood effect flooring, with underfloor heating underfoot. Back into the hall entrance, the bedroom and bathroom accommodation leads off, starting with the family shower room with a large walk-in double shower, tiled splash-backs, heated towel rail and



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wood effect flooring with underfloor heating. The three bedrooms are all finished with effect flooring and underfloor heating, along with built-in double wardrobes to the two larger bedrooms. The main bedroom is bay fronted and also benefits from an en-suite shower room with tiled splash-backs, built-in storage and a heated towel rail.

THE GREAT OUTDOORS

A fully enclosed and fenced garden can be found laid to lawn with a patio which runs from the sitting room French doors. A useful storage area can be found to both sides of the bungalow, along with an outside water supply and gated access to the front driveway. The integral garage offers an electric roller door, wall mounted gas fired central heating boiler, door to rear, power and lighting.

OUT & ABOUT

Situated in Horsford, a popular village, which lies to the North side of Norwich, offering a range of local amenities including Village School and Hall, recreation ground, local shopping facilities and bus services to Norwich. The village is highly sought after, and benefits from access to the Broadland Northway which connects to the A47 for Norwich, Yarmouth and also onto the A11 for access to London.

FIND US

Postcode : NR10 3GQ

What3Words : ///shielding.overdrive.pony

VIRTUAL TOUR

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

AGENTS NOTE

An annual service charge for the upkeep of communal green space is charged in the region of £128 PA.

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

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^m
1190.38 ft²
110.59 m²

