



Hall Lane, Wacton - NR15 2UH

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HYBRID ESTATE AGENTS



Hall Lane

Wacton, Norwich

EXTENDED and WELL MAINTAINED, this detached bungalow enjoys a SIZEABLE and PRIVATE PLOT, with extensive plating. With MANY UPGRADES completed in recent years, you will find TRIPLE GLAZED WINDOWS to the main property, air source heating for ENERGY EFFICIENCY whilst also generating Renewable Heat Incentive Rebates, and a WARM ROOM to the sitting room, creating a FLEXIBLE LAYOUT to suit a variety of purchasers. The accommodation comprises a HALL ENTRANCE, two double bedrooms with PICTURE WINDOWS and ENGINEERED OAK WOOD FLOORING, shower room, FITTED KITCHEN, DINING ROOM with a ROOF LANTERN ABOVE and the sitting room which is CENTRED on a WOODBURNER. With AMPLE PARKING, a car port and GARAGE to rear, the main garden includes several wildlife ponds, HERBACEOUS BORDERS and a bespoke Folly at the far end for private seating.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



- Rural Village Setting
- Detached & Extended Bungalow
- Open Plan Living with Wood Burner
- Fitted Kitchen with Garden Views
- Ample Parking, Car Port & Garage
- Two Double Bedrooms
- Family Bathroom
- Private Well Stocked Gardens

Wacton is a popular village about eleven miles south of Norwich and one mile west of the large village of Long Stratton, which offers a range of local amenities including a first-class range of Shops, all grades of Schooling, Leisure Complex, Library, Post Office, Dental Surgeries, Public Houses, Garages/Filling Station. Bus services to Norwich and Diss can be found, where main line rail connections to London are available.

SETTING THE SCENE

Set back from the road behind a low level brick wall, a shingle driveway offers ample off road parking and turning space, with access leading to the adjacent carport via double timber gates and to the main entrance.

THE GRAND TOUR

The hall entrance is finished with tiled effect flooring with doors leading to the kitchen and living space, along with the two bedrooms.



To your right hand side, this flexible room could be used as a reception room or double bedroom, with engineered oak wood flooring underfoot and the large uPVC double glazed picture window to front and further window to side. Sitting opposite is a further double bedroom with wood flooring underfoot and a matching picture window to front. On the rear elevation of the property you can find the kitchen which offers a galley style arrangement of units, with tiled splash backs, open shelving, space for electric cooker and general white goods, with a built-in storage cupboard, stable door to the side and window to rear offering garden views. The shower room sits in the middle of the property with a walk-in double shower cubicle complete with a thermostat controlled shower with tiled walls, flooring and a heated towel rail.

The first section of the reception rooms includes a dining room with tiled effect flooring underfoot, ample space for study space or dining table, with French doors opening up to the main garden room which is centred on a feature cast iron woodburner, uPVC double glazed windows to side and rear along with a door, flood the room with natural light, and finished with fitted carpet underfoot.

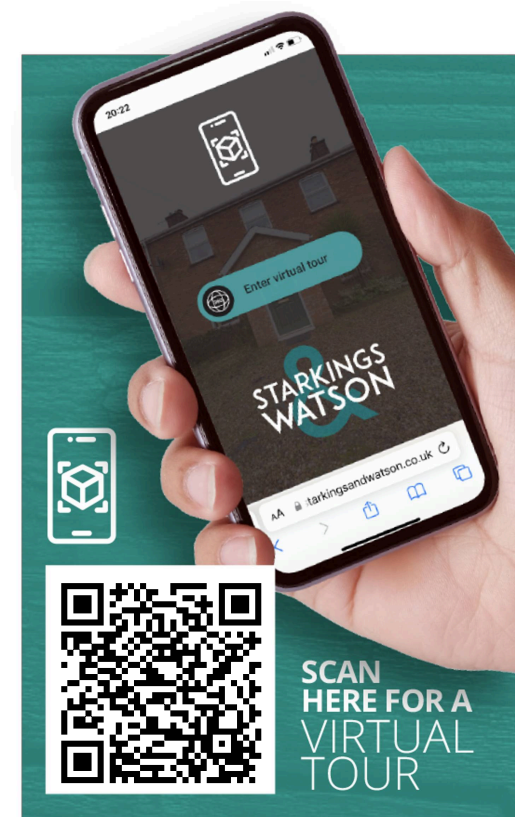
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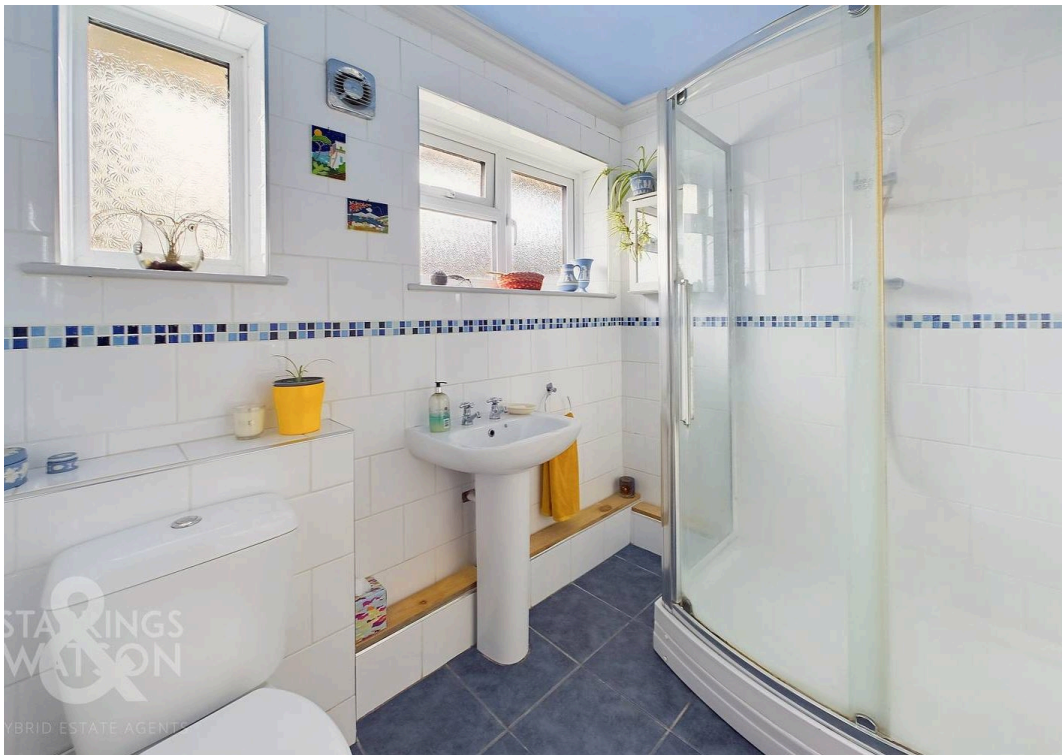
Postcode : NR15 2UH

What3Words : ///summit.school.uptake

VIRTUAL TOUR

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



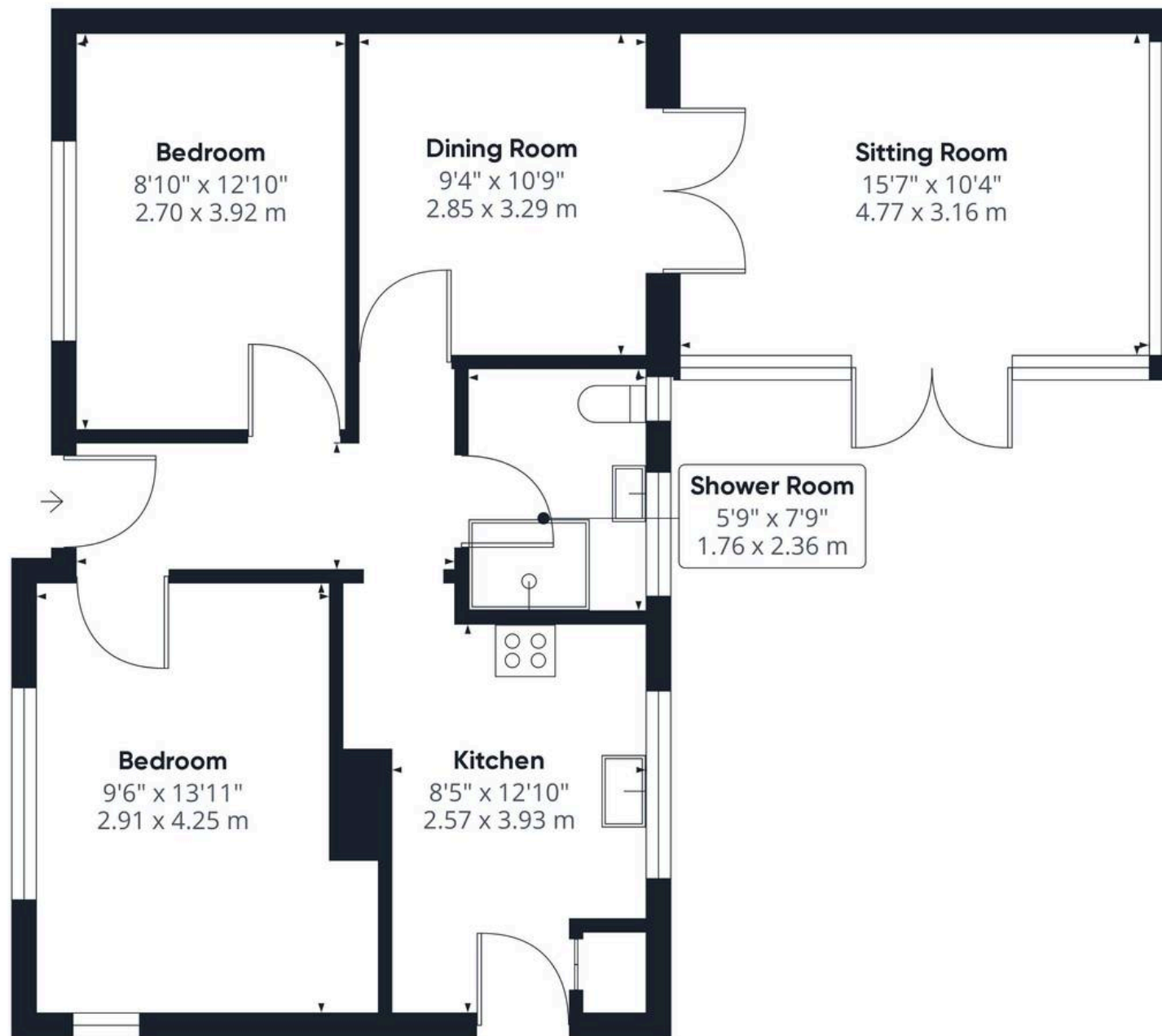




THE GREAT OUTDOORS

Extensive planting can be found throughout the garden along with the central lawn, garden and patio seating area. A raised timber decked area leads from the sitting room rear door, with various wildlife ponds, space for vegetable plots, a tucked away Folly seating area and timber built shed - all located to the rear of the garage. The garage itself leads from the carport with an up and over door to front and door to the side.





Approximate total area⁽¹⁾

748.19 ft²
69.51 m²

(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.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.