

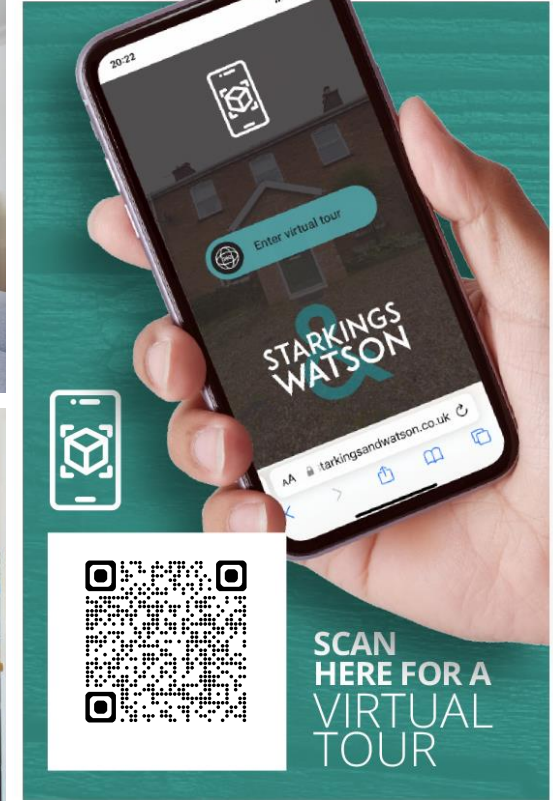
FORTUNE GREEN

Alpington, Norwich NR14 7NN

Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336226

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- Substantial Detached Bungalow
- Extended & Modernised Interior
- Open Plan Living
- Up to Four Bedrooms
- En Suite & Family Bathroom
- Secluded Lawned Gardens with Garden Room
- Ample Parking & Double Garage
- Newly Laid Tarmac Driveway & Entrance

IN SUMMARY

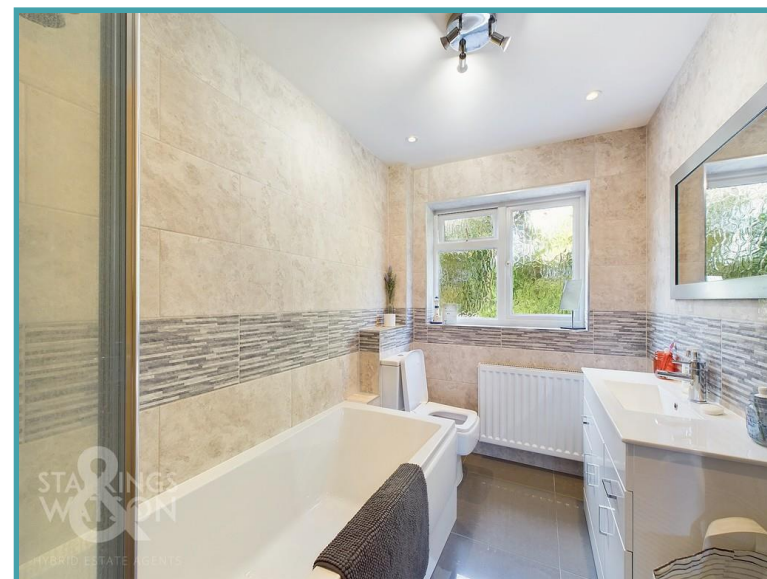
EXTENDED and FULLY MODERNISED, this detached bungalow occupies a 0.28 ACRE PLOT (stms), with over 1250 Sq. ft (stms) of accommodation. PRIVATE and SECLUDED, the property is set on a long tarmac driveway, with ample parking and DOUBLE GARAGE. Internally you will find OAK WOOD DOORS, whilst the main living space is OPEN PLAN, with a formal SITTING ROOM and CAST IRON WOOD BURNER, flowing seamlessly into the KITCHEN/DINING ROOM - with a NEWLY FITTED KITCHEN and breakfast bar. FOUR BEDROOMS lead off the main entrance hall, one of which is an ideal STUDY, whilst the MAIN BEDROOM has a HIGH LEVEL VAULTED CEILING with VELUX WINDOWS to rear. An EN SUITE SHOWER ROOM and WALK-IN WARDROBE complete the main bedroom. The family bathroom is a similar style, with a shower over the bath. The REAR GARDEN is non-overlooked and screened with mature planting and trees, having been NEWLY LANDSCAPED, and also including a FULLY INSULATED GARDEN ROOM/HOME OFFICE.

SETTING THE SCENE

From the road a tarmac driveway leads up to the front of the property, with a brick wall, willow fenced and hedged boundary. Ample parking and turning space can be found, with a further shingled frontage. Access leads to the double garage and the gated rear garden.

THE GRAND TOUR

Heading inside, a recessed barrier mat leads to a wood floor, with doors to the main bedrooms and living space. To your left, a double bedroom with fitted carpet can be found, facing to front with dual aspect windows and a built-in double wardrobe. Opposite, the smallest bedroom can be found, again facing to front, and a good sized single or home office. A range of built-in storage can be found in the hall, whilst doors lead off to another double bedroom, this time facing to rear and with two sets of double wardrobes. The re-fitted family bathroom is adjacent, with a three piece suite including a shower over the bath, storage under the sink and striking tiled walls. The main bedroom has a walk-way from the hall entrance. With a high level vaulted ceiling, recessed spotlights and two velux windows ensue there is good natural light. Three windows also face to side and rear, with carpet under foot, and a walk-in wardrobe. The en suite offers a three piece suite with feature glass block wall, with a rainfall shower and storage under the sink. Heading to the main living space, the sitting room offers a feature fire place with a timber surround and inset cast iron wood burner with a tiled hearth. Wood flooring runs underfoot



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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 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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with views to front, and an opening to the kitchen. Tiled flooring creates a separation between the rooms, with extensive fitted wall and base level units, integrated dishwasher and fridge/freezer, inset electric ceramic hob and built-in eye level electric double oven. The breakfast bar is a great size, whilst under cupboard lighting highlights the tiled splash backs. With three windows for natural light, there is ample space for soft furnishings and a dining table.

THE GREAT OUTDOORS

The rear garden offers a sizeable lawned space, wrapping around to the side and rear. With a non-overlooked rear aspect and a range of mature high level trees and hedging, the plot offers total seclusion. A newly laid patio leads from the rear, with two timber sheds, useful side access, water tap and double garage. The double garage offers twin electric roller doors to front, door to side, power and lighting. A newly installed timber garden room/home office is fully insulated, with power, lighting and windows/doors onto the garden.

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 with which it shares its facilities including a duck pond, village hall, St Mary's Church and the Alpington & Bergh Apton C of E Primary School which currently holds an outstanding Ofsted Rating. Further amenities can be found in the larger village of Poringland, whilst a short drive takes you to the City Centre itself.

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VIRTUAL TOUR

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.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
1256.54 ft²
116.74 m²

