



Wenman Court, Norwich - NR5 9LP

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Wenman Court

Norwich, Norwich

Set within a quiet CUL-DE-SAC position, this EXTENDED three/four bedroom DETACHED bungalow offers OVER 1000 SQ FT (stms) of ACCOMMODATION, all presented to a MODERN and WELL KEPT standard. The property occupies a pleasant CORNER PLOT position, with OFF ROAD PARKING to the front, and a LARGER THAN AVERAGE REAR GARDEN. The property accommodation begins with an entrance hall, providing access to the MODERNISED KITCHEN, overlooking the rear gardens, a spacious SITTING/DINING ROOM with PATIO DOORS to the rear garden, and a GARAGE CONVERSION creating a further RECEPTION ROOM or BEDROOM with a CLOAKROOM placed next to the room. There is then an inner hall, providing access to the further THREE BEDROOMS, along with a MODERN BATHROOM SUITE. The rear garden offers a great size, and enclosed via a brick wall.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Quiet Cul-De-Sac Position
- Modernised Kitchen & Bathroom
- Three/Four Bedroom Bungalow
- Converted Garage for Bedroom or Study
- Modern Double Glazing & Boiler
- Off Road Parking on Corner Plot
- Close to Local Amenities
- Enclosed & Sizeable Rear Garden
- 

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You also have the Longwater Retail park just a 10 minute drive away, offering a full range of retail outlets. Only a short commute from the Norfolk & Norwich hospital, and medical park. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.

#### SETTING THE SCENE

The property is approached with a corner plot position, with off road parking on the driveway for several vehicles with a further shingled area. The corner plot position has a lawned frontage with low level hedging and gated side access to the rear garden.





## Wenman Court

Norwich, Norwich

### THE GRAND TOUR

Heading inside, the hall entrance provides access to the main living accommodation, kitchen and one bedroom. Wood effect flooring runs underfoot for ease of maintenance, with the first door taking you to a dual aspect double bedroom. A useful two piece cloakroom is next door, with the kitchen beyond. With high gloss wall and base level units, the kitchen offers space for work surfaces, with tiled splash backs, and a window and door onto the rear garden. The main sitting room is a great size, with wood effect flooring, full height window and French doors onto the rear garden. A door takes you to an inner hall, including storage with three further bedrooms two facing to side, and one to front - all with fitted carpet underfoot. The family bathroom is finished with a modern white three piece suite, comprising a low level W.C with hidden cistern, hand wash basin with storage under, and panelled bath with a shower. The property is finished with uPVC double glazing and gas fired central heating.

### FIND US

Postcode : NR5 9LP

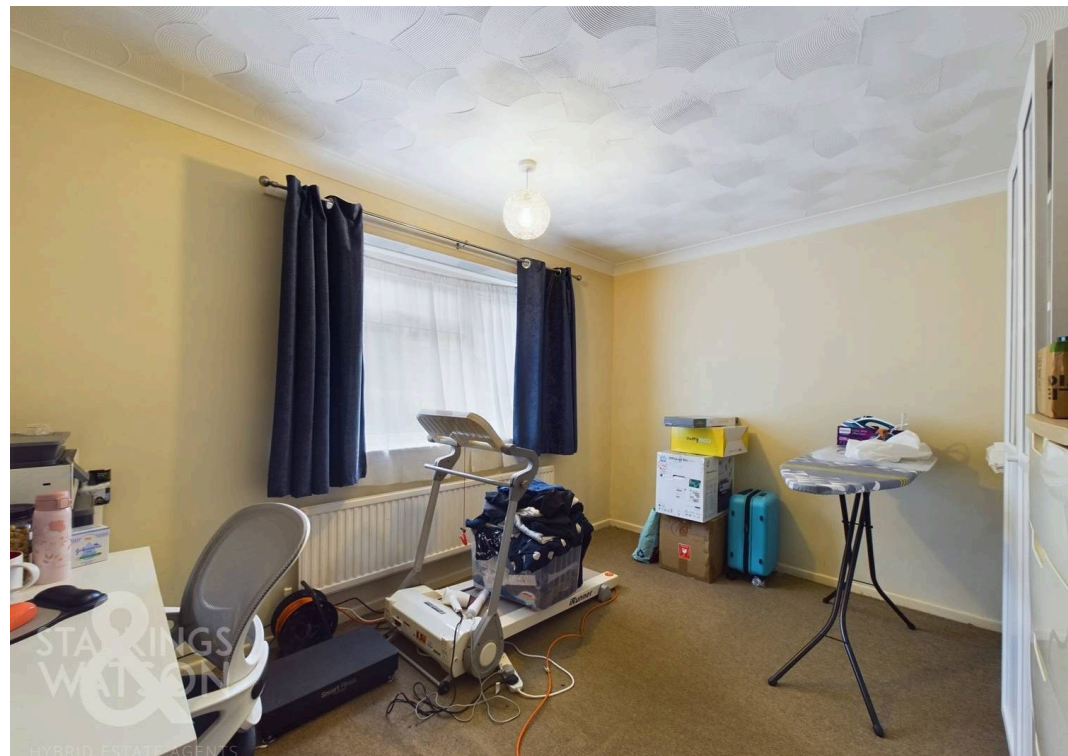
What3Words : ///tested.composers.dots

### VIRTUAL TOUR

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

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



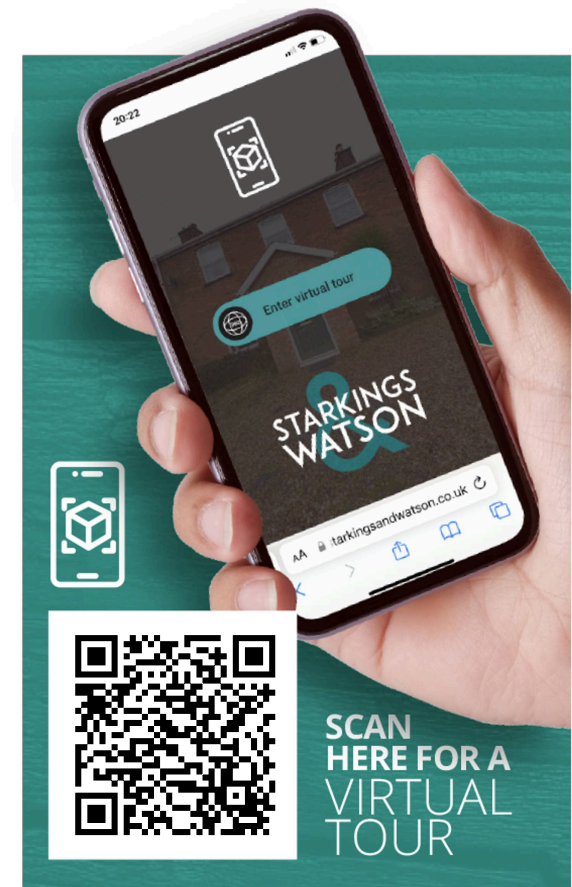


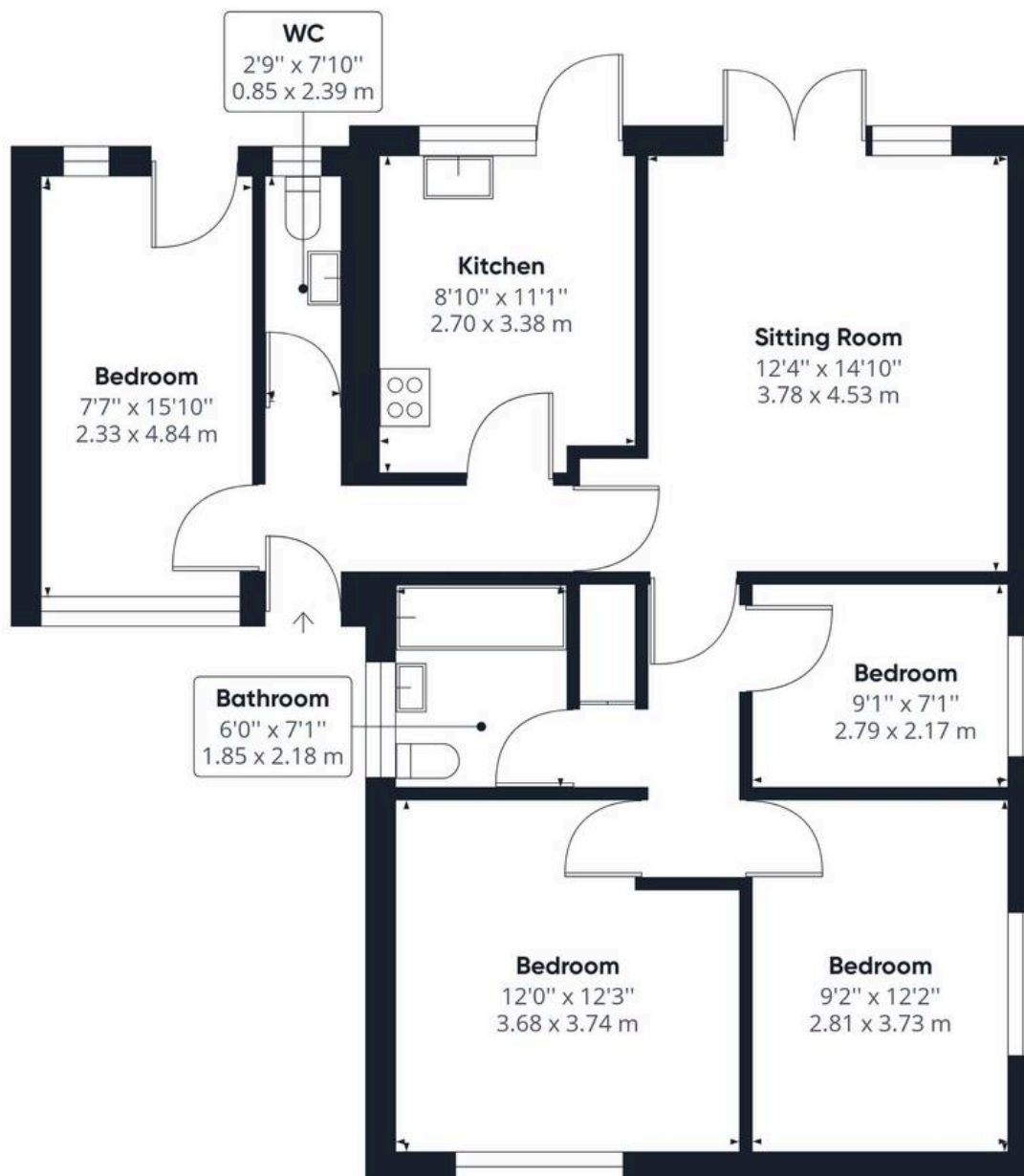
## THE GREAT OUTDOORS

Leaving the property via the sitting room French doors, you are immediately greeted with a paved area. The garden is then mainly laid to lawn with various plants, flowers and shrubs, all enclosed by a low level brick wall. The garden occupies a substantial plot with gated side access to the front and is a perfect position to relax in the evening with the garden offering total seclusion and privacy.

## DRIVEWAY

2 Parking Spaces





**Approximate total area<sup>(1)</sup>**

905.63 ft<sup>2</sup>

84.14 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.

GIRAFFE360



## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • [lettingteam@starkingsandwatson.co.uk](mailto:lettingteam@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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.