



Ipswich Road, Norwich - NR4 6QR

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Ipswich Road

Norwich

NO CHAIN! Embrace a life of comfort and convenience in this well presented THREE BEDROOM DETACHED BUNGALOW, which presents a rare opportunity to purchase a detached bungalow within the SOUGHT AFTER NR4 LOCATION close to AMENITIES. The spacious 29' SITTING/DINING ROOM welcomes you into a world of relaxation, while the modern fitted kitchen/breakfast room caters to your culinary needs with style and efficiency. There are THREE AMPLE BEDROOMS providing peaceful retreats, with the feature bathroom boasting a sunken bath and separate shower for a touch of luxury. The property is situated on a generous and private plot with a good sized rear garden, complete with DRIVEWAY PARKING, a single garage, and an EXTERNAL OFFICE, which has mains electricity, ensuring that every aspect of modern living is accounted for.

Council Tax band: E

Tenure: Freeh

EPC Energy Efficiency Rating: D



- No Onward Chain
- Detached Bungalow
- Sought After NR4 Location Close To Amenities
- 29' Sitting Room
- Modern Fitted Kitchen/Breakfast Room
- Three Ample Bedrooms
- Feature Bathroom With Sunken Bath & Separate Shower
- Generous & Private Plot With Driveway Parking
- Single Garage & External Office

The property is situated on a offshoot of the Ipswich Road within the NR4 postcode and is within close proximity to the Centre of Norwich. Norwich offers a wealth of amenities including, shops, pubs and doctors surgeries as well as a full range more localised amenities within the immediate postcode. There is a wide variety of bus services in Norwich on offer and there is easy access to the train station and major routes including A47/A140.

#### SETTING THE SCENE

Approached via an offshoot of Ipswich Road, tucked away from the hustle and bustle you will find hard standing parking to the front and side for multiple vehicles with the addition of front lawns and gardens. There is a pathway leading to the front entrance door and the porch. The hard standing to the side leads to the rear garden with the garage beyond.



## THE GRAND TOUR

Entering via the main entrance door to the front you will find a useful porch leading into the hallway with access to all further rooms from there. The first rooms on the right hand side of the hallway is a double bedroom, w/c and the family bathroom. The bedroom offers views to the front as well as space for double bed and large wardrobes. There is a separate w/c adjacent as well as the main feature bathroom. The bathroom is split into two section with a utility cupboard housing space and plumbing for white goods as well as the w/c within the first section. The second area offers the feature sunken bath with steps up to the fully tiled walk in shower. On the other side of the hallway there are two further bedrooms both doubles. Heading down to the hallway to the rear of the bungalow is the kitchen which has been re-fitted in recent years with a sleek a modern range of fitted units. You will find a large breakfast bar with the induction hob as well as built in integrated electric double oven/grill. There is then space for dishwasher and fridge/freezer also. The kitchen provides an access to the rear garden as well as a pleasant outlook over the garden also. Adjacent there is the main sitting/dining room spanning 29'. There are sliding doors to the rear garden as well as wood effect flooring and a feature fireplace.

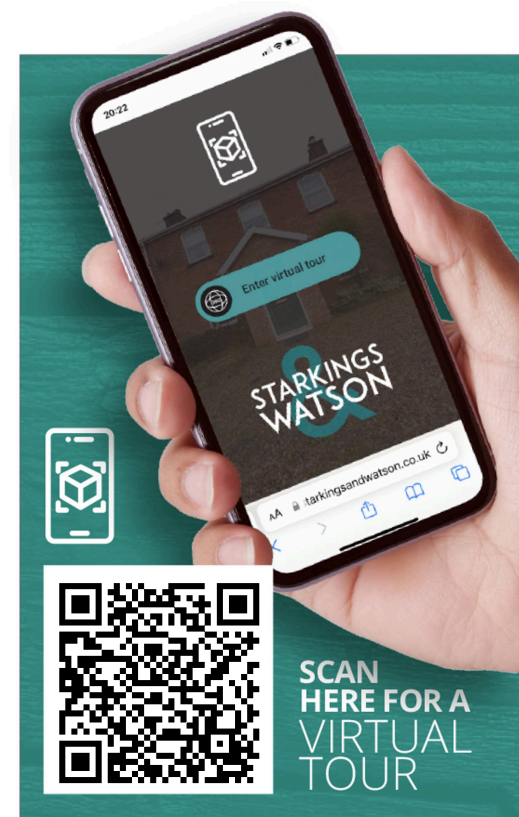
## FIND US

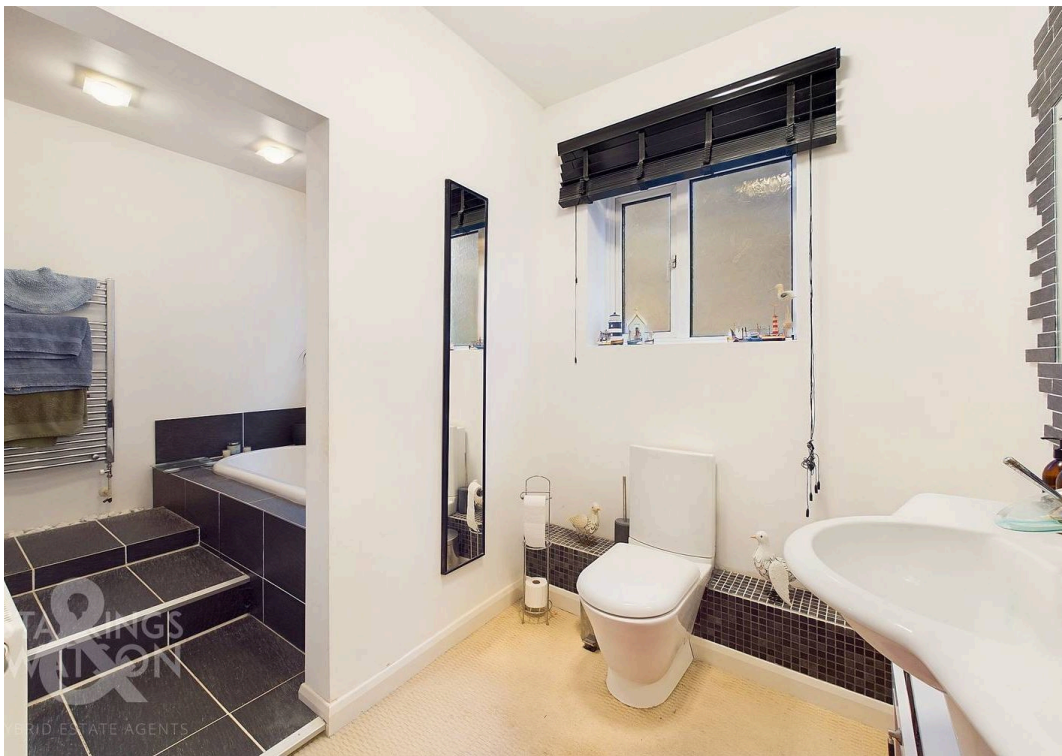
Postcode : NR4 6QR

What3words : ///transmitted.ideas.cried

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

The rear garden offers good space featuring a pleasant lawn and a patio area perfect for entertaining family and friends. The well-maintained outdoor space provides an ideal setting for relaxation and social gatherings. Adding to the practicality of this property, you will find a single garage as well as a useful office space to the rear of the garage ideal for home working. The garden is relatively private and fully enclosed with timber fencing and is really a blank canvas ideal for those wanting to create a garden to be enjoyed.

### Garage

Single Garage

### Driveway

2 Parking Spaces





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

1166.05 ft<sup>2</sup>  
108.33 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.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



## Starkings & Watson Hybrid Estate Agents

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