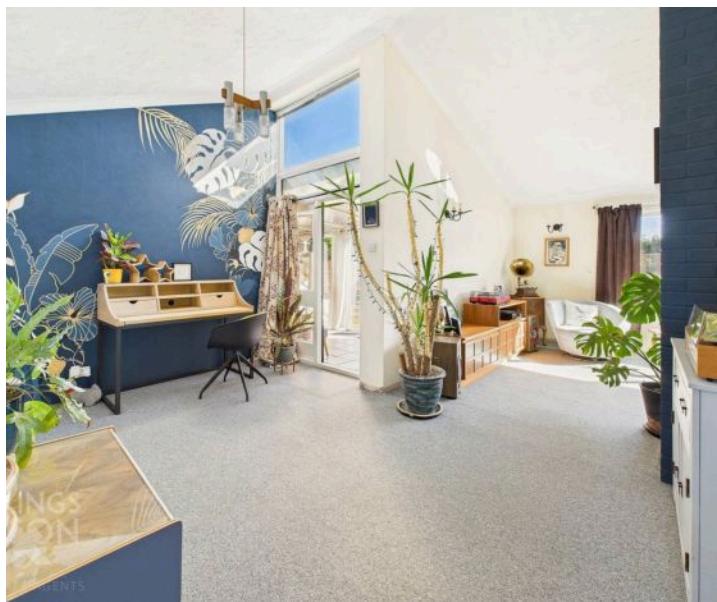




Cherrywood, Alpington - NR14 7NJ

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HYBRID ESTATE AGENTS



Cherrywood

Alpington, Norwich

This distinctive DETACHED BUNGALOW offers a UNIQUE opportunity for those seeking a SPACIOUS FAMILY HOME, close to highly rated Alpington Primary and nearby Fram. Earl high - Country village living a just 10 mins south of the city. THREE generously proportioned double BEDROOMS, this property EXUDES CHARM and versatility - Boasting striking VAULTED CEILINGS and natural light. POTENTIAL to EXTEND and remodel (Spt) - with PLANS for four-bedrooms, two bathroom and double garage already APPROVED. A notable highlight is the MODERN INTERIOR, featuring an OPEN PLAN, yet cosy, living arrangement that seamlessly transitions from the porch and hall entrance DINING ROOM into the SITTING ROOM which sits under a VAULTED CEILING with a LARGE WINDOW overlooking the garden. The UPGRADED KITCHEN leads to the adjoining utility porch, with a bright GARDEN ROOM providing a TRANQUIL SPACE to relax and enjoy the natural light that floods the room, with convenient garage access and French doors leading outside. The INNER HALL leads to the three bedrooms and RE-FITTED family bathroom.

The wrap-around non-overlooked, sunny, SOUTH FACING rear garden is a HAVEN of TRANQUILITY, creating an ideal space for those seeking a private retreat. The rear garden is fully enclosed with timber panel fencing, a large patio, thoughtfully laid to lawn with an established magnolia tree.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Unique Detached Bungalow with Vaulted Ceilings
- Modern Interior with Open Plan Living
- Private South-facing Garden, Conservatory & Garage
- Three Double Bedrooms
- Upgraded Kitchen & Adjoining Utility Room
- Close to 'Outstanding' Rated Schools
- Potential to Extend & Remodel (stp) (Planning Granted)
- Two Driveways & Carport - Parking for Three Cars
- Full Fibre Broadband - 80mbps Speed

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.



The village itself is just south of the A146 and is contiguous with Yelverton to the south with which it shares its facilities, which include a duckpond, village hall and St. Mary's church. Further amenities can be found in the larger village of Poringland, whilst a short drive takes you to the City Centre itself.

SETTING THE SCENE

Approached via a hard standing driveway, with a second shingle drive, offering off-road parking for three vehicles, whilst there is also a carport and garage. Lawned gardens and mature planting can be found to front screening the property from the road, along with a front courtyard area which leads to the main entrance door.

THE GRAND TOUR

Once inside, a porch entrance offers a functional meet and greet space with a door taking you to welcoming space, which is fully open plan to the main living space, with a vaulted ceiling above. This bright, welcoming, flexible space serves as a dining area, or doubles up as the ideal study area with newly fitted carpet running through the entire home. This room itself offers a rear-facing window which floods the room with natural light, with a hand-painted feature wall sitting opposite and the vaulted ceiling above. The kitchen leads off with a range of storage and space for an electric cooker, along with room for general white goods including a fridge freezer and dishwasher. A door leads to a separate utility room with space for a washing machine and tumble dryer, and access to the side garden.

The garden room currently offers an ideal dining space with tiled flooring underfoot and heating installed, with a convenient integral door to the adjoining garage with access directly from the house. The inner hallway is finished with fitted carpet and built-in storage. Doors take you into the three bedrooms, two of which include large built-in wardrobes, with all the bedrooms finished with fitted carpet and uPVC double glazing.

Completing the property is the family bathroom, where a recently fitted white three-piece suite includes a shower over the bath, tiled walls and newly fitted wood effect flooring underfoot.

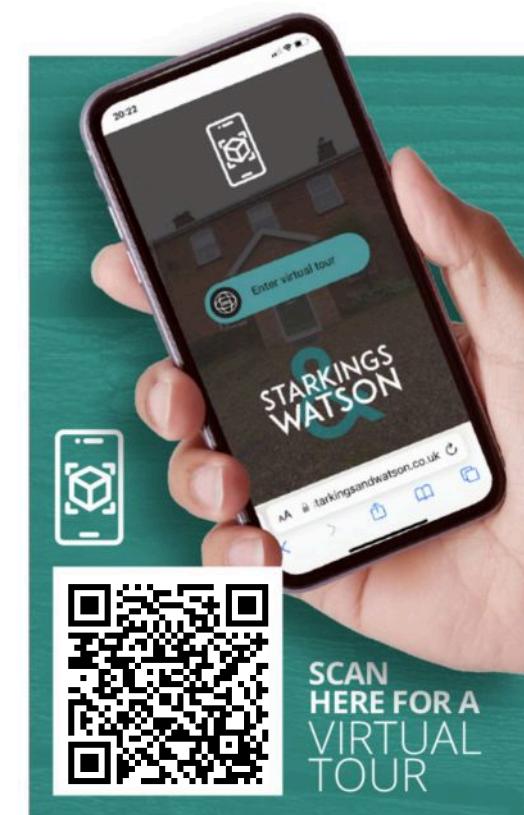
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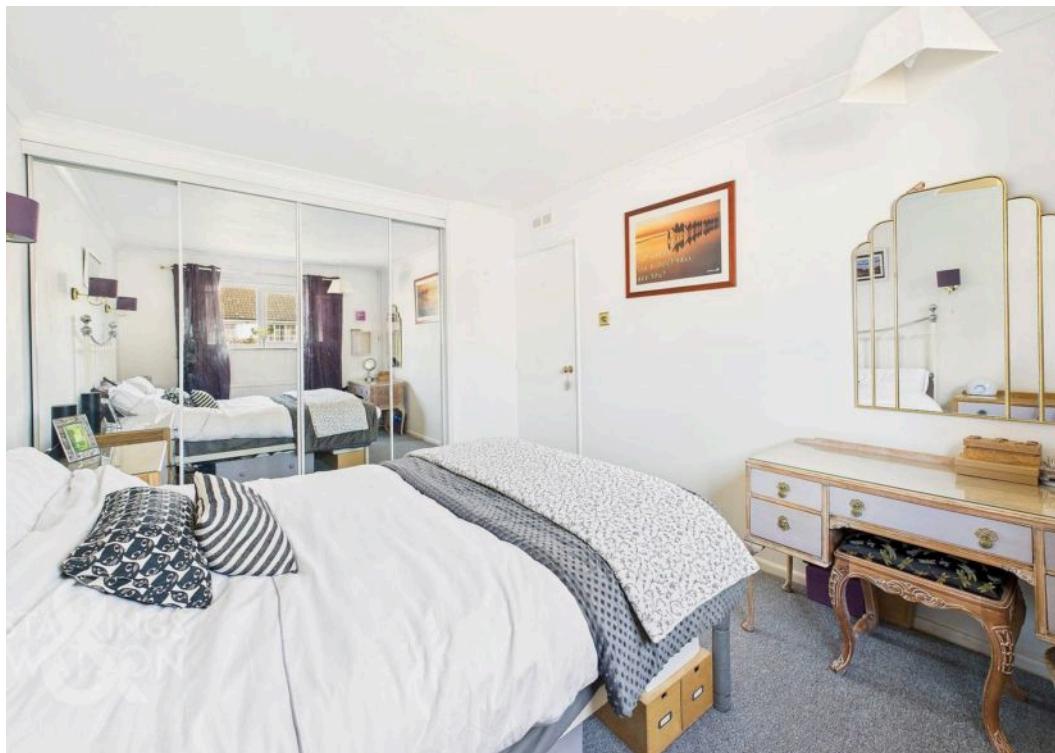
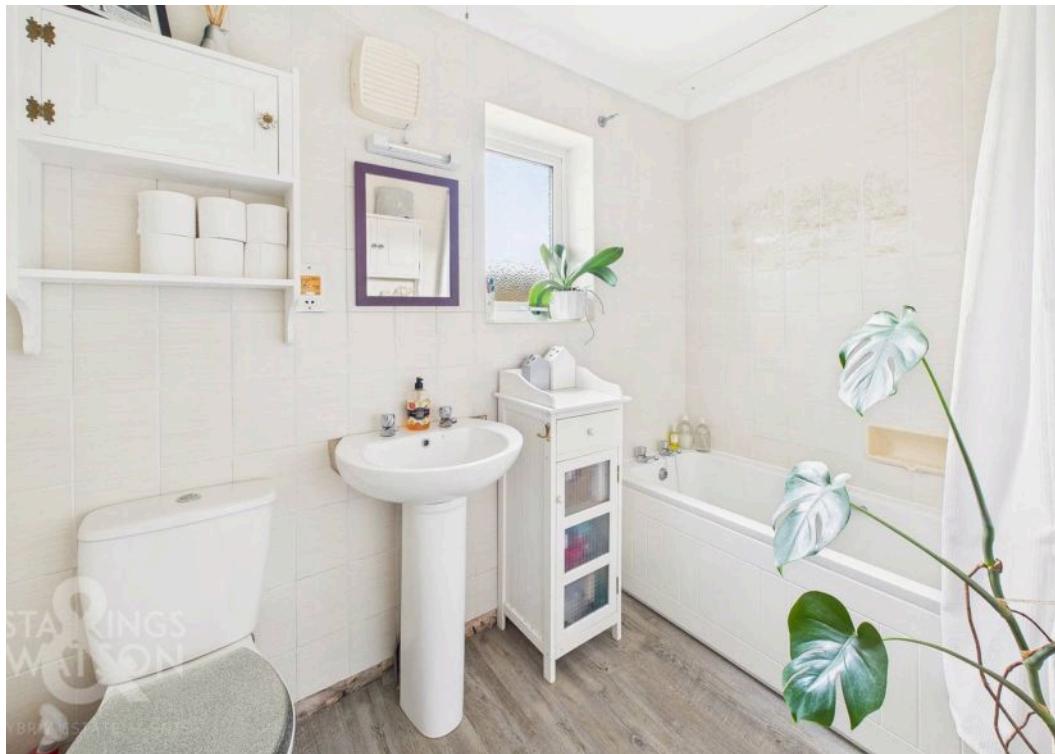
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What3Words : //torches.gossiped.paddle

VIRTUAL TOUR

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



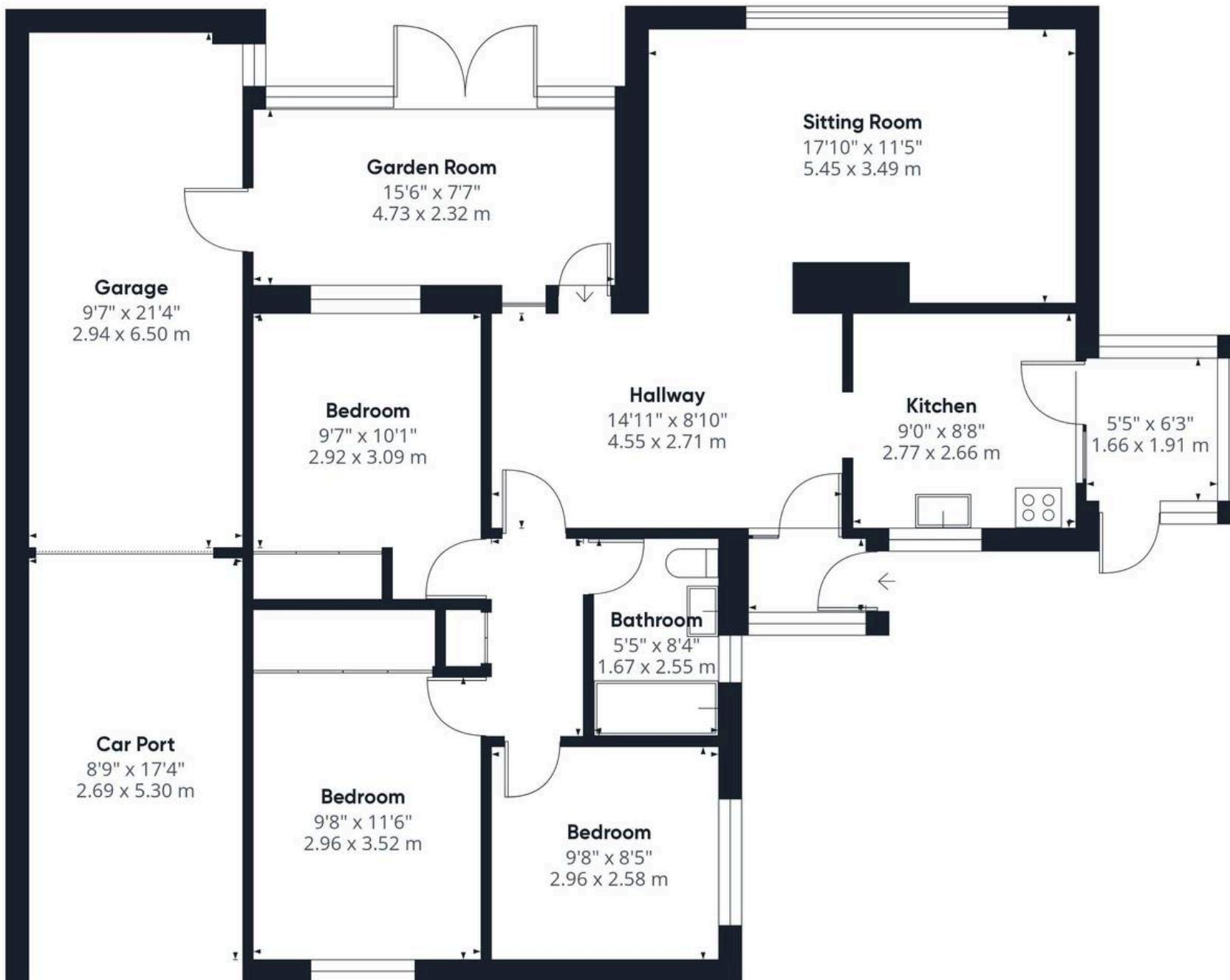




THE GREAT OUTDOORS

The rear garden enjoys a bright and sunny aspect whilst being fully enclosed with timber panel fencing and laid to lawn. A variety of mature trees line the borders, with a patio seating area to one side, and potential for further planting and a vegetable plot opposite. The integral garage offers an up and over door to front, floor standing regularly maintained oil-fired central heating boiler, power and lighting. The property benefits from a newly installed bunded oil tank.





Approximate total area⁽¹⁾

1353.14 ft²
125.71 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.



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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.