



Church Road, Hassingham - NR13 4HH





## Church Road

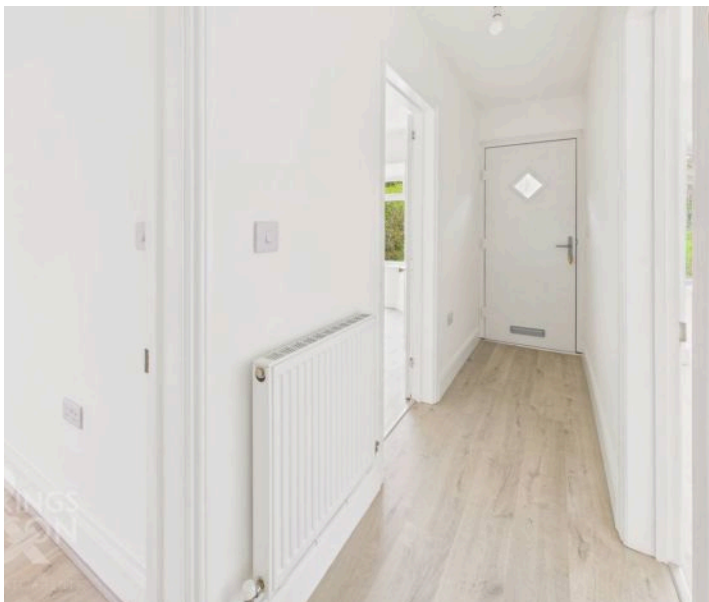
Hassingham, Norwich

NO CHAIN. Welcome to this MODERNISED semi-detached BUNGALOW, boasting a REVAMPED INTERIOR with a new central heating system, re-wired electrics, and FULL MODERNISATION. Situated on a generous plot of over 0.20 acres (stms), this property offers a SPACIOUS and FLEXIBLE layout including TWO RECEPTION ROOMS - with the larger enjoying a BAY FRONTAGE, ideal for entertaining guests or simply enjoying every-day living. The RE-FITTED KITCHEN features luxurious SOLID WOOD WORK-SURFACES, coupled with INTEGRATED COOKING APPLIANCES. Relax in the TWO DOUBLE BEDROOMS, with the convenience of a FAMILY BATHROOM complete with a LARGE BATH and SHOWER over. Additionally, the property was previously granted PLANNING PERMISSION to EXTEND, providing an exciting opportunity for future expansion. Outside, the EXPANSIVE PLOT wraps around the property, READY FOR LANDSCAPING, whilst enjoying MATURE HEDGED BORDERS.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

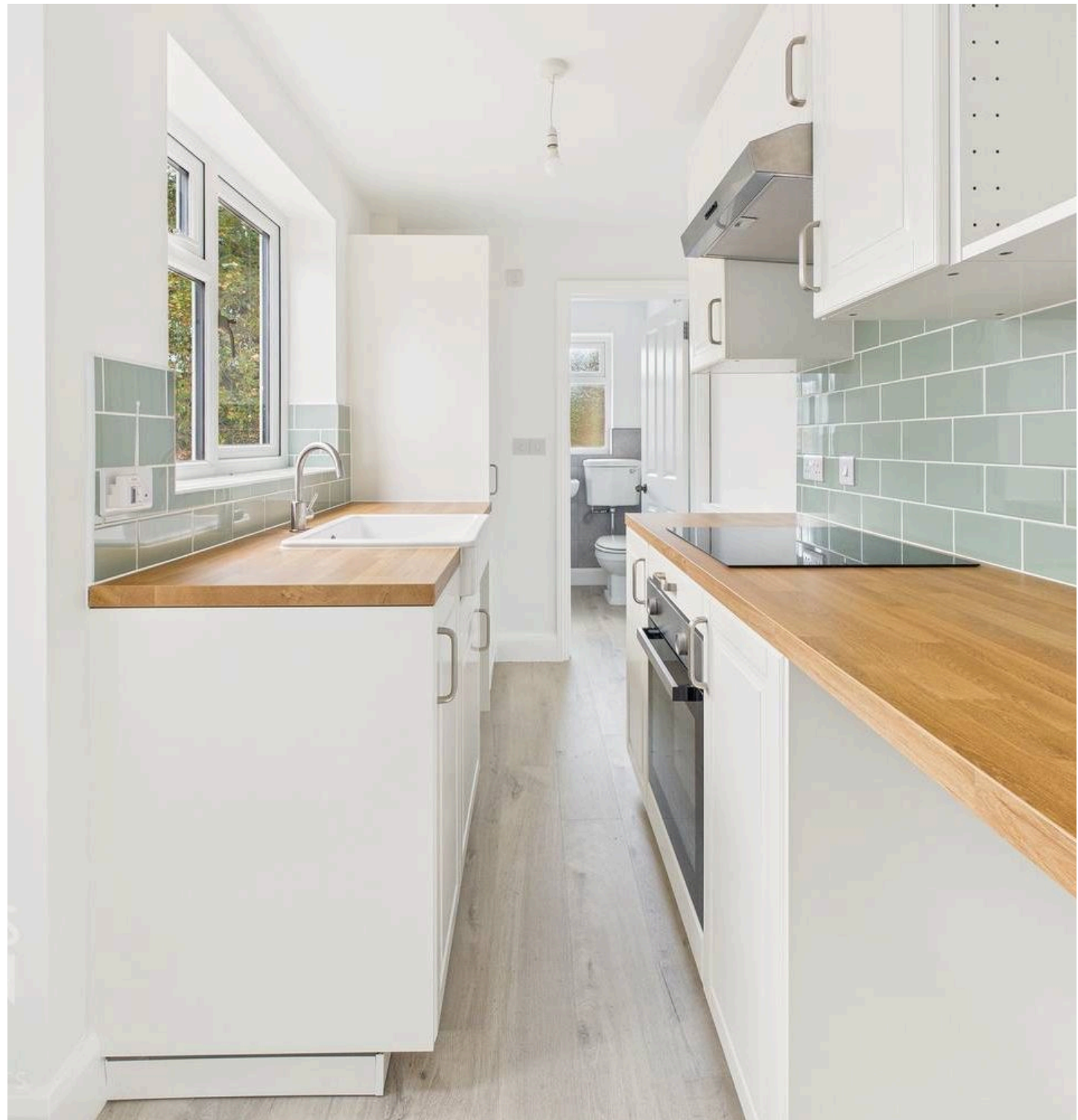


- No Chain!
- Modernised Semi-Detached Bungalow
- Large Plot of Over 0.20 Acres (stms)
- Flexible Layout with Two Reception Rooms
- Re-fitted Kitchen with Solid Wood Surfaces
- Two Double Bedrooms
- Family Bathroom with Shower
- Planning Permission to Extend

Located the small village of Hassingham which is located 4 miles to the south-west of the market town of Acle nestled within the Norfolk Broads which offers excellent amenities including doctor and dental surgeries, various shops, social club, public houses and restaurants. The cathedral city of Norwich, located 12 miles to the west and has ample leisure and cultural facilities with access to the main line railway station to London Liverpool Street and Norwich Airport to the North of the city.

#### SETTING THE SCENE

Set back from the road and approached via a grass frontage and shingle driveway area, huge potential exists to further landscape the area making use of its private rural setting. Hedging borders both boundaries, with an open aspect to the rear garden.





## THE GRAND TOUR

Heading inside, the hall entrance is finished with a wood effect flooring underfoot, smooth ceiling above and useful built-in storage cupboard. Doors lead off to the bedroom and living accommodation, starting with the bay fronted sitting room which enjoys views across the garden and wood effect flooring underfoot. Adjacent, a bay-fronted main bedroom is finished in a similar style, with a second bedroom sitting adjacent and overlooking the rear. Creating the ideal dining room or snug, the rear reception room includes wood effect flooring underfoot and a rear facing window, with a door taking you to the galley style kitchen. Having been fully re-fitted and modernised with solid wood work surfaces, the kitchen includes tiled splash-backs and a feature inset ceramic sink, with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with extractor found above. Space is provided for general white goods including a fridge and washing machine, with a further full height built-in storage cupboard and door leading out to the rear garden. The bathroom sits beyond having been re-fitted to include a white three piece suite including a shaped panelled bath with mixer shower tap and thermostatically controlled shower with glazed shower screen above, along with a feature wall mounted hand wash basin, contrasting tiled splash-backs and heated towel rail.

## FIND US

Postcode : NR13 4HH

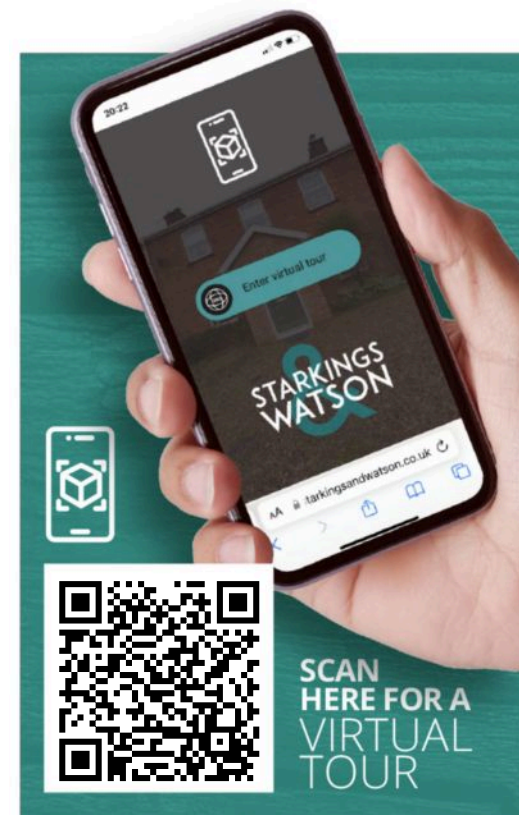
What3Words : ///revised.transmits.hulk

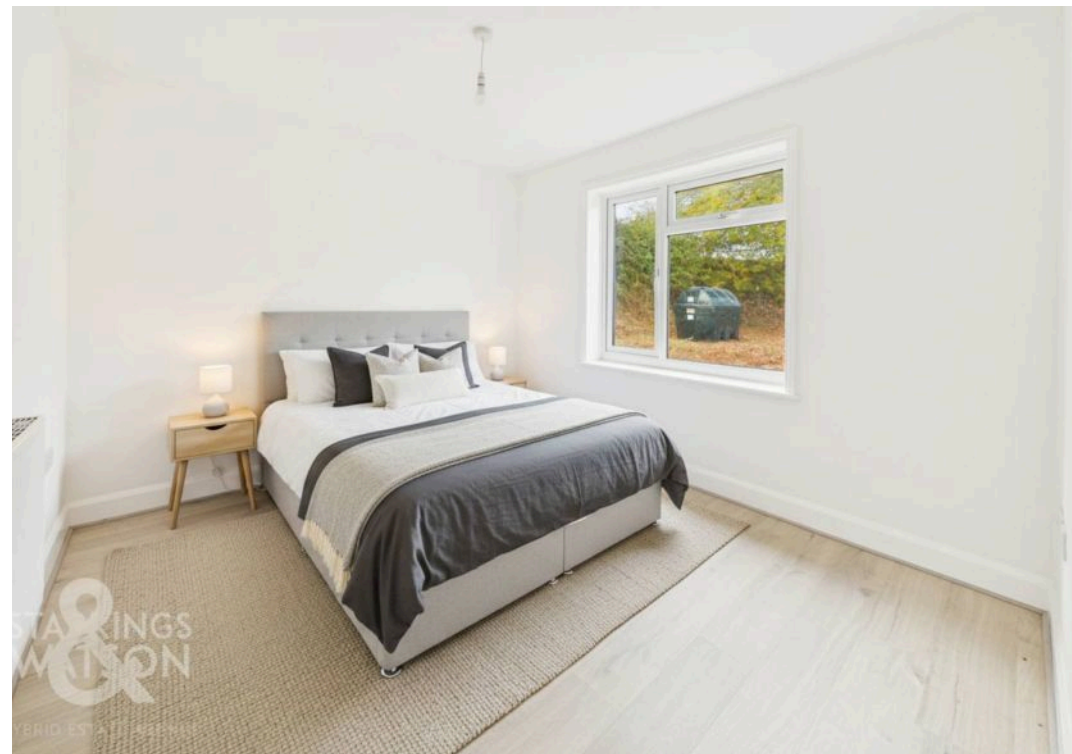
## VIRTUAL TOUR

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

## AGENTS NOTES

The photos use AI staging to demonstrate how the property could look once furnished.







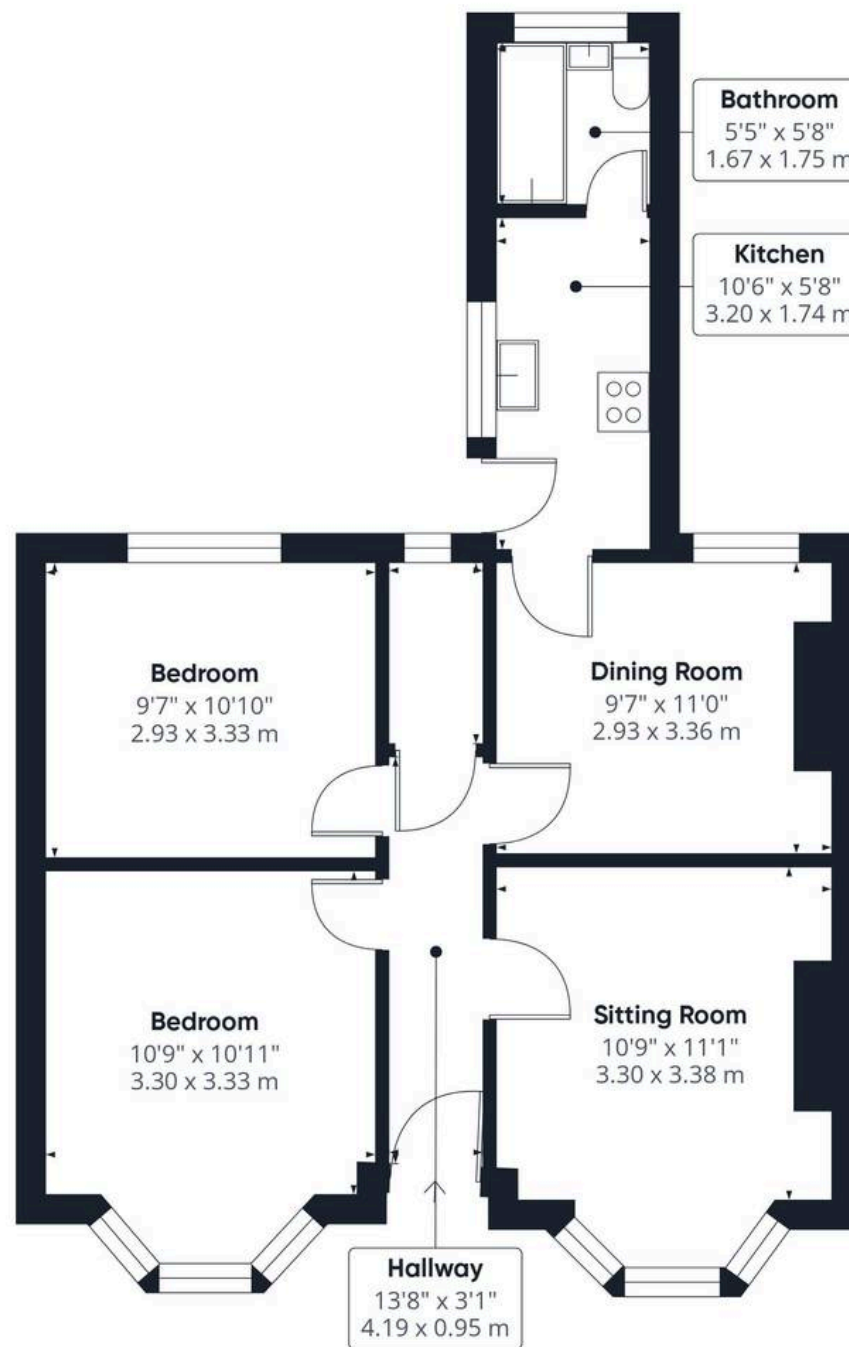


## THE GREAT OUTDOORS

The rear garden is ready for landscaping and includes mature hedging and shrubbery to the borders, along with a useful brick built storage shed, exterior oil fired central heating boiler and tank. Open access leads to the side of the bungalow, leading to the driveway and gardens.







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

628 ft<sup>2</sup>

58.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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