



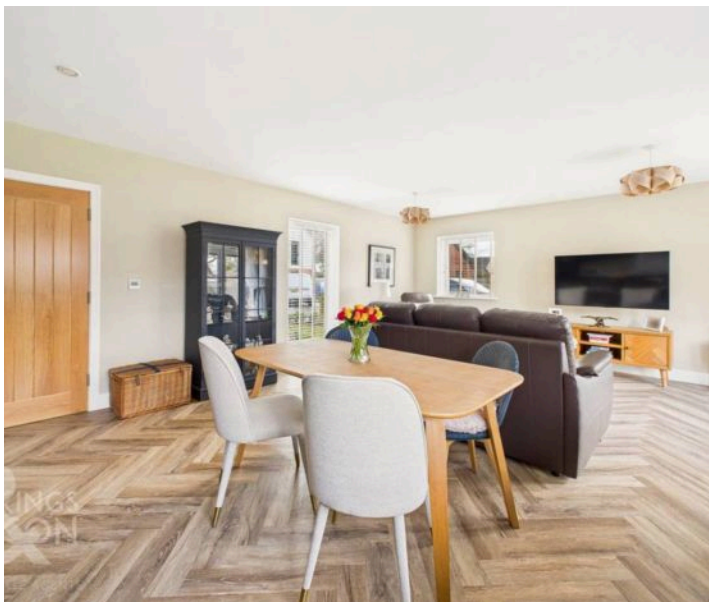
Sinclair Close, Little Melton - NR9 3SB



Sinclair Close

Little Melton, Norwich

Introducing a HIGH SPECIFICATION 2023 built DETACHED BUNGALOW, this property EXUDES LUXURY and MODERNITY from the moment you step into its welcoming hall entrance - adorned with HERRINGBONE STYLE FLOORING. The light and bright interior is complemented by AIR SOURCE UNDERFLOOR HEATING throughout, ensuring a comfortable living space year-round. The heart of the home lies in the OPEN PLAN LIVING AREA, boasting a generous 22' KITCHEN/LIVING SPACE perfect for entertaining or relaxing. The LUXURY KITCHEN features QUARTZ surfaces and HIGH-END APPLIANCES. Rest and recharge in the TWO DOUBLE BEDROOMS, each equipped with BUILT-IN WARDROBES for ample storage. The CONTEMPORARY en suite and family bathroom are both beautifully finished with CONTRASTING TILING, adding a touch of elegance to the space. Step outside to the beautifully LANDSCAPED GARDENS surrounding the property, offering a tranquil escape, including PATIO SEATING and a timber built SUMMER HOUSE. The DOUBLE DRIVEWAY provides convenient parking for multiple vehicles.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- High Specification 2023 Built Detached Bungalow
- Welcoming Hall Entrance with Herringbone Style Flooring
- Light & Bright Interior with Underfloor Heating
- Open Plan Living with 22' Kitchen/Living Space
- Luxury Kitchen with Quartz Surfaces
- Two Double Bedrooms with Built-in Wardrobes
- Contemporary En Suite & Family Bathroom with Contrasting Tiling
- Landscaped Gardens & Double Driveway

Little Melton is a popular village community having a school with an outstanding Ofsted report (2017) as well as a public house/restaurant and village shop, on the south western approach to Norwich providing good access to the A47 southern by-pass, the Norfolk and Norwich University Hospital at Colney, UEA and adjoining Science and Technology facilities. Norwich itself is approximately six miles away.



SETTING THE SCENE

This modern detached bungalow enjoys a sweeping plot with attractive lawned gardens to front, with various mature planting, shrubbery and trees. A block paved driveway offers side by side parking with gated access leading to the rear garden. A footpath from the driveway and road take you to the main entrance door.

THE GRAND TOUR

Once inside, attractive herringbone style wood effect flooring can be found underfoot complete with under floor heating, with a built-in storage cupboard and doors leading off to the bedroom and living accommodation. The main living space is fully open plan with continued herringbone style flooring underfoot and triple aspect views via the front, side and rear facing windows. The full height front window floods the room with natural light whilst French doors lead out to the rear garden. There is ample space for soft furnishings and a dining table, with the kitchen offering an extensive range of wall and base level units with quartz work surfaces and integrated cooking appliances - including a built-in eye level electric double oven and inset electric ceramic hob with extractor fan above. Matching up-stands run around the work surface with integrated appliances including a fridge freezer, dishwasher and washing machine. The main bedroom also enjoys garden views with French doors leading out to the patio seating area. complete with fitted carpet underfoot and a built-in double wardrobe. A door leads off to a private ensuite shower room offering a high specification contemporary feel with the white three piece suite including a hand wash basin set within a vanity unit with storage cupboards under a large, walk-in double shower cubicle with a twin head thermostatically controlled rainfall shower, tiled splash-backs and heated towel rail. The second bedroom is also a comfortable double with fitted carpet underfoot, built-in double wardrobe and front facing window.

Completing the property is the luxury family bathroom with further built-in storage, panelled bath with mixer, shower tap and walk-in shower cubicle with a twin head thermostatically controlled rainfall shower, whilst being completed with attractive tiled splash-backs and a heated towel rail.

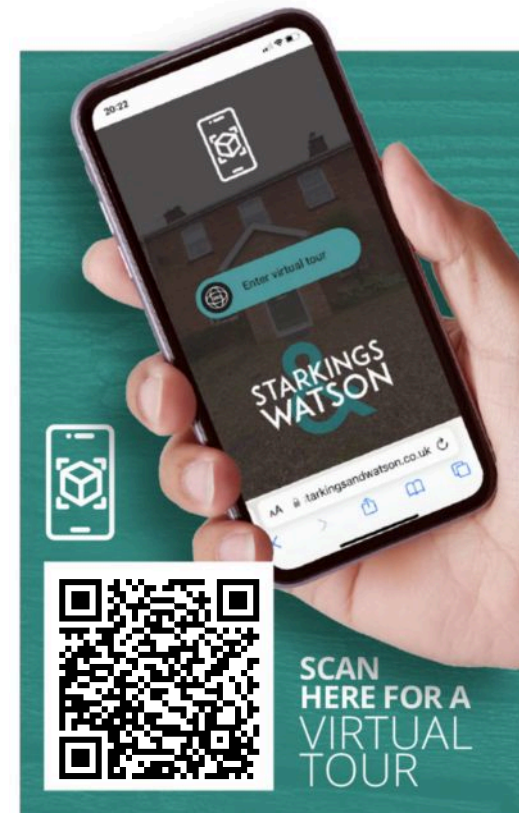
FIND US

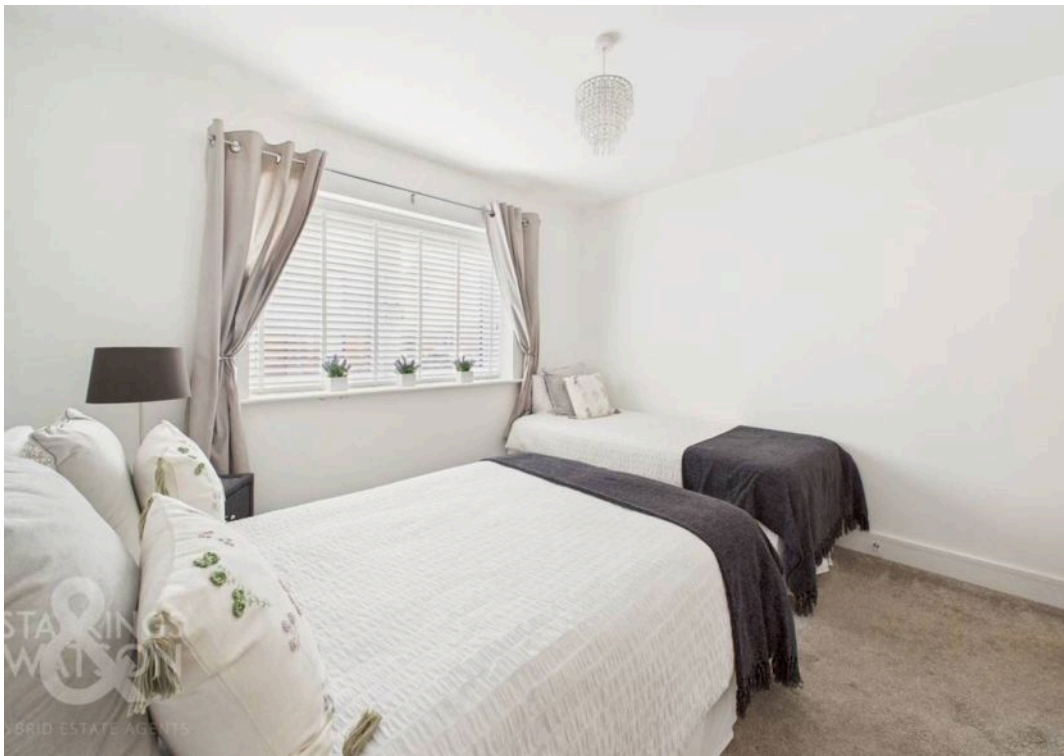
Postcode : NR9 3SB

What3Words : ///tilting.viewing.squirts

VIRTUAL TOUR

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



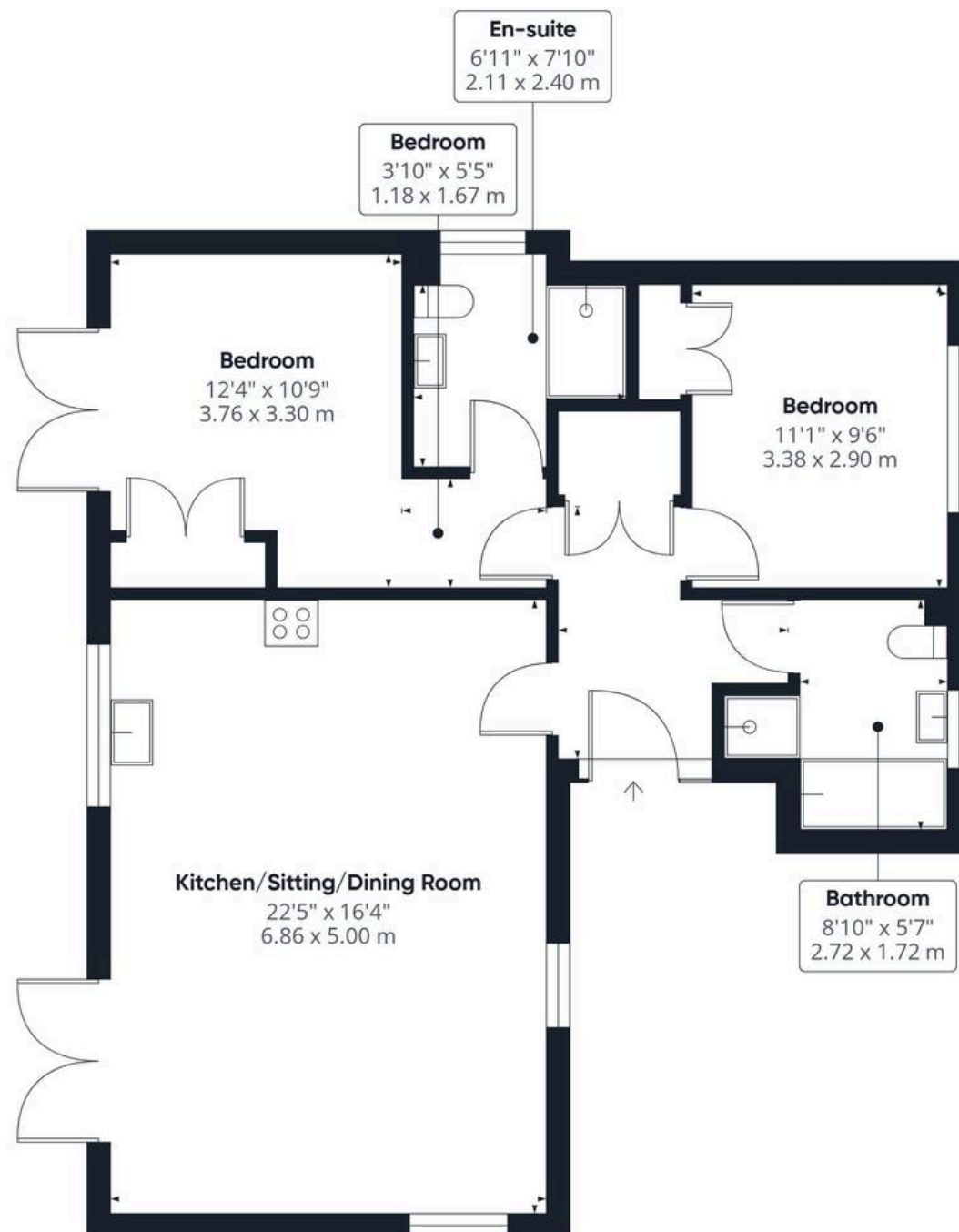




THE GREAT OUTDOORS

The rear garden has been fully landscaped whilst being enclosed within timber panel fencing. A patio seating area runs across the rear of the bungalow with gated access to front and, a large timber built summer house sitting to one corner. An abundance of mature planting can be found throughout the garden with gated access to the driveway and a further side garden which offers the ideal storage space, being fenced from the road and also gated.





Approximate total area⁽¹⁾

827 ft²

76.8 m²

(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



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • 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.