



Greenways, Bunwell - NR16 1QZ





## Greenways

Bunwell, Norwich

This SEMI-DETACHED HOME sits within a peaceful village and opposite a green space giving a comforting setting, ideal for family living. Once inside, the ground floor offers well proportioned reception rooms in the form of a 15' SITTING ROOM, open KITCHEN/DINING area and EXTENDED PORTION to the very rear offering a further reception/utility area. The first floor landing gives way to THREE BEDROOMS all having use of a THREE PIECE FAMILY BATHROOM and GROUND FLOOR WC. This home comes to life once outside with a larger than average rear garden creating the perfect space for family and friends to enjoy with a sweeping DRIVEWAY to the front giving ample OFF ROAD PARKING.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Semi-Detached House
- Generous Plot Giving A Sizeable Rear Garden
- 15' Sitting Room Overlooking Green Space
- Open Kitchen/Dining Room
- Historically Extended Giving Versatile Living Accommodation
- Three Bedrooms
- Family Bathroom & Ground Floor WC
- Large Shingle Driveway

The property is situated on the outskirts of Bunwell, offering a rural feel with country views, wildlife and pleasant walks. Located to the north east of Diss between Diss and Wymondham and has a range of facilities including several shops, school, petrol station, transport etc. The village is also convenient for Norwich as the B1113 gives access through to the city.

#### SETTING THE SCENE

The property can be found at the very end of this quiet close sitting opposite a green space for further privacy and set back from the street where a large shingle driveway offers parking for multiple vehicles with low level brick wall enclosing the space and colourful planting bed to the very front. Access to the home comes to the right hand side with timber panel fencing and swinging gates giving you access directly into the rear garden.



## THE GRAND TOUR

Stepping inside the first space you will encounter is the hallway, laid with all wooden effect flooring and granting access to all living space on the ground floor as well as stairs for the first floor and handy two piece WC found immediately to your right hand side with frosted glass window to the rear garden. The first reception room sits towards the front of the property in the form of a dual aspect 15' sitting room. This space has been laid with all hard wearing wooden flooring and has been attractively decorated by the current owner to create a welcoming setting - the room, due to its conventional size and shape, is more than conducive to a potential choice of layout of soft furnishings. Towards the end of the hallway an open kitchen and dining room can be found again fronting onto the green space towards the front of the property. This open plan area measures an impressive 17' in length and currently houses a wide array of wall and base mounted storage units with integrated cooking appliances including dual eye level ovens and a hob. The floor space opens up to leave more than enough room for a formal dining table whilst space remains for further white goods to include a dishwasher and fridge/freezer. Out to the rear of the home, an extended portion create a multitude of potential ideas with the area currently used as a further laundry and storage area. However due to its large and open size could easily be turned into a further reception room, children's play area or home office setup if desired.

The first floor landing splits in both directions to allow access into each of the bedrooms with handy storage cupboard found as you round the stairs and three piece bathroom suite to the right hand side backing onto the garden through frosted glass windows with shower head and glass screen mounted over the bath and vanity storage tucked under the sink in the corner of the room. The smaller of the bedrooms comes to the left hand side of the hallway in the form of a single bedroom however currently functioning as a nursery ideal for expecting families.

Over the stairs a handy built in storage wardrobe has been made with uPVC double glazed windows overlooking the rear garden and distant fields beyond. The largest of the bedrooms also sits on this side of the home benefiting from built in storage with front facing views of the green space ahead. The dual aspect of this room allows natural light to fill every corner with large open floor space more than capable of hosting a double bed with a wide array of storage solutions and soft furnishings. The second bedroom sits on the right hand side of the home to the front another room that benefits from built in storage with all carpeted flooring a large open floor space suited for a double bed and further storage.

## FIND US

Postcode : NR16 1QZ

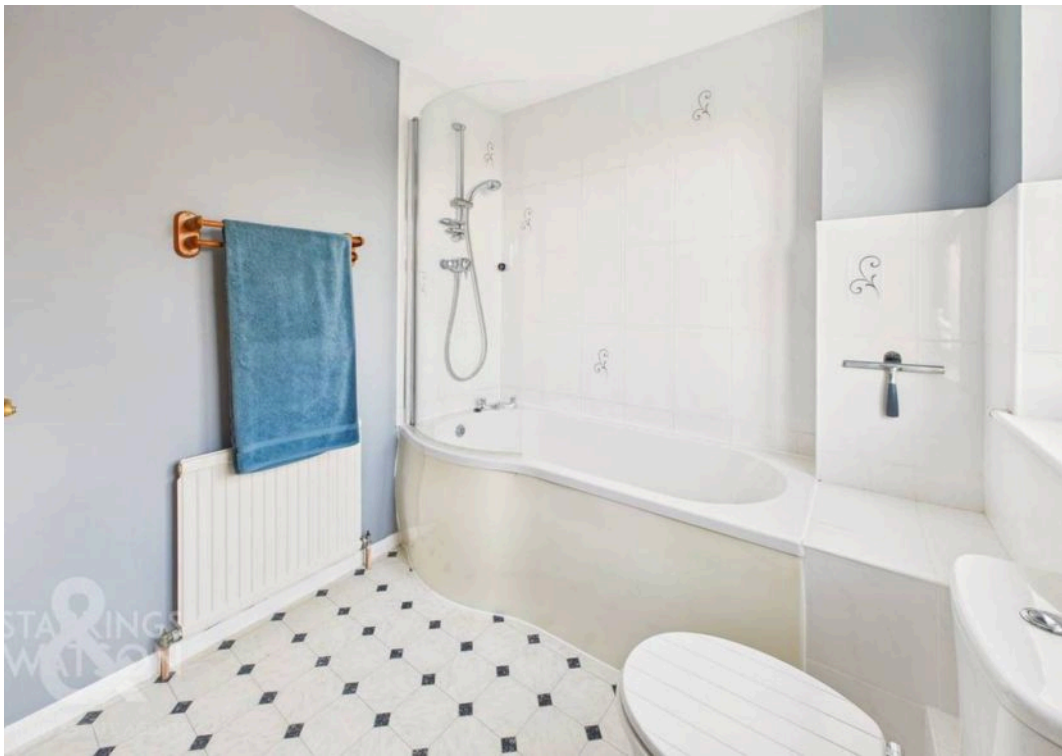
What3Words : ///dull.ascendant.comically

## VIRTUAL TOUR

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









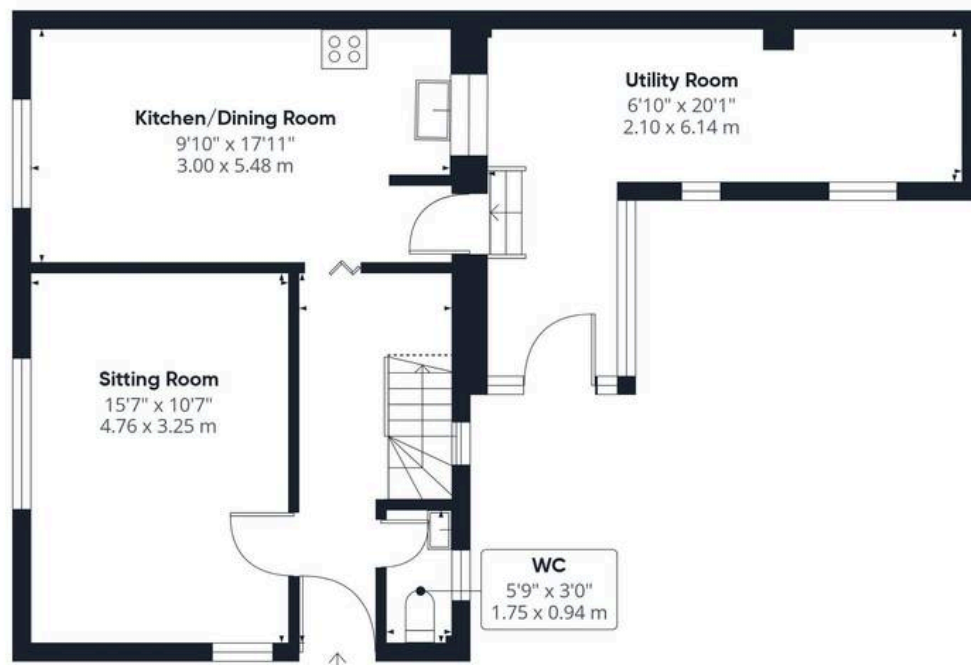


## THE GREAT OUTDOORS

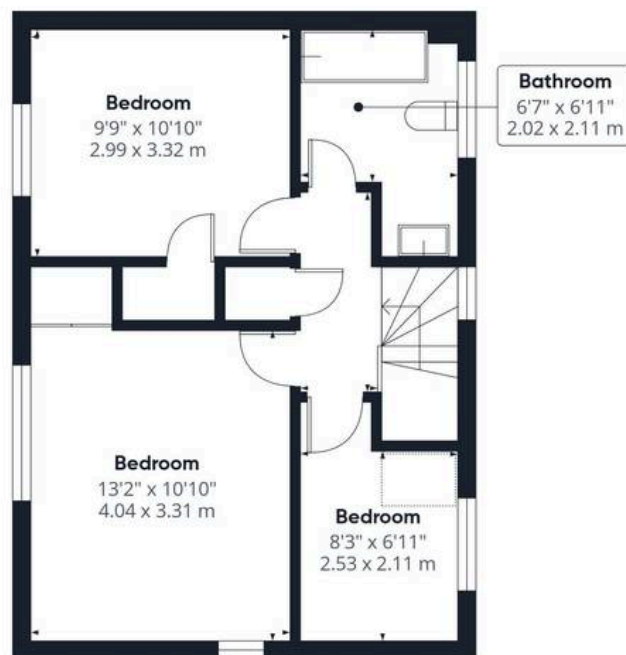
The rear garden is larger than average and fully enclosed with a mixture of timber panel fencing and tall mature shrubs and hedges. Immediately as you exit a concrete seating area is the first place to greet you with further shingle space in the very corner of the garden currently functioning as a children's play space. Nestled in the adjacent corner a further flagstone patio area creates the ideal summer sitting area with the rest of the garden being predominantly laid to lawn with multiple raised planting beds and mature hedges and in vibrancy to this outside space where the possibilities and potential set-ups are endless.







Ground Floor



Floor 1



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

1060 ft<sup>2</sup>

98.3 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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