



Church Road, Yelverton - NR14 7PB

STARKINGS
WATSON

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Church Road

Yelverton, Norwich

Presenting a well-appointed DETACHED BUNGALOW set in a peaceful RURAL VILLAGE, this property offers an EXTENDED LAYOUT with over 1142 Sq. ft (stms) of versatile accommodation. The spacious interior includes a WELCOMING HALL ENTRANCE, 15' SITTING ROOM - ideal for relaxing or entertaining, and a separate 15' DINING/FAMILY ROOM that provides flexibility for family gatherings or hobbies. The thoughtfully designed KITCHEN is complemented by a practical UTILITY SPACE, ensuring day-to-day tasks are managed with ease. There are THREE COMFORTABLE BEDROOMS, each offering a tranquil retreat, and a TILED SHOWER ROOM for convenience. The property benefits from ample OFF-ROAD PARKING and an integral GARAGE, providing secure storage and direct access to the home. The private, ENCLOSED GARDEN is a true highlight of this property, offering a delightful outdoor space for relaxation and recreation. FULLY ENCLOSED with timber panel fencing, the garden features a central lawned area, perfect for children or pets to play, as well as a shingled and timber decked seating area for al fresco dining or enjoying the sunshine.

Council Tax band: D

Tenure: Freehold

- Detached Bungalow in Rural Village Setting
- Extended Layout with Over 1142 Sq. ft (stms) of Accommodation
- 15' Sitting Room & 15' Dining/Family Room
- Kitchen with Utility Space
- Three Bedrooms
- Tiled Shower Room
- Private Enclosed Garden
- Ample Parking & Integral Garage

Yelverton is a small village situated some five miles south east of the Cathedral City of Norwich and closely associated with the neighbouring village of Alpington. The village itself is just south of the A146 and is contiguous with Alpington to the south with which it shares its facilities, which include a duck-pond, village hall, local primary school 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

Step back from the road and approached via a tarmac driveway, ample off road parking and turning space can be found with an EV charger, lawned front gardens and a variety of mature planting. Gated access leads to the rear garden with access to the adjoining garage and main property.

THE GRAND TOUR

Once inside, a welcoming hall entrance finished with wood flooring offers the ideal meet and greet space, with doors leading to the bedroom and living accommodation. The kitchen sits to your right hand side finished with a fitted range of wall and base level units, with integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven. Tiled splash-backs and matching up-stands run around the work surface with space provided for general white goods including a fridge freezer and dishwasher. A side door leads to a lobby area with a door leading to the front and rear gardens, with space for the floor standing oil fired central heating boiler (installed 2022). A door leads to the garage and utility space, with room for a washing machine and tumble dryer, along with wall mounted shelving. The sitting room sits to the rear of the bungalow with fitted carpet underfoot and a feature fireplace creating a focal point to the room. A side facing window and rear facing sliding patio doors flood the room with excellent natural light. The patio doors lead seamlessly to the garden room beyond with garden views through the French doors, and wood flooring underfoot, with ample space for a variety of uses including a further dining or reception area. The three bedrooms are all finished with fitted carpet and uPVC double glazing, with the two larger bedrooms including a range of built-in wardrobes. The family shower room services the three bedrooms and include storage under the hand wash basin, large walk-in double shower cubicle with electric shower, tiled walls, and heated towel rail.

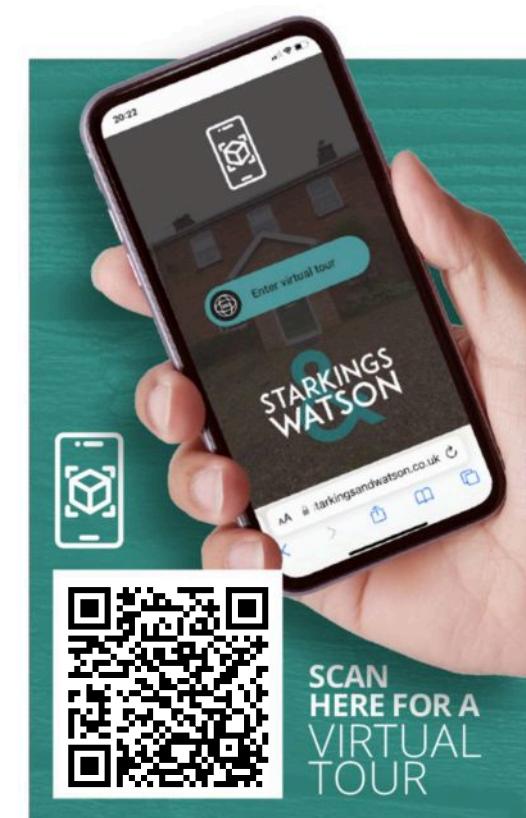
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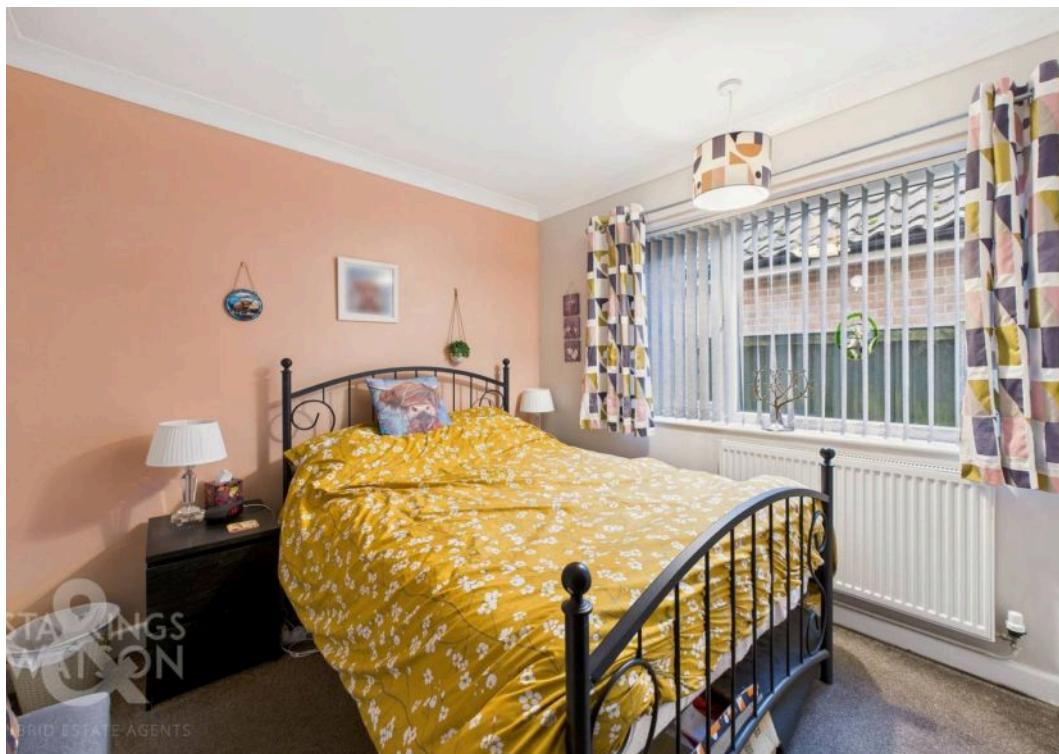
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Fully enclosed with timber panel fencing, the garden offers a central lawned expanse, a shingled and timber deck seating area. A variety of mature planting and shrubbery can be found to all sides, with space for a greenhouse and access to the oil tank. Gated access leads to the front whilst both internal and external access leads to the integral garage with an electric roller door to front, power and lighting.







Starkings & Watson Hybrid Estate Agents

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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.