



Stafford Avenue, Norwich - NR5 0QE

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Stafford Avenue

Norwich

Offering a quiet end of CUL-DE-SAC positioning, this DETACHED BUNGALOW boasts a generous 0.2 ACRE PLOT, with MULTIPLE OUTBUILDINGS offering versatility for a multitude of uses. Heading inside, you are welcomed in the HALLWAY ENTRANCE, with doors opening to all the accommodation. Initially, Three well proportioned BEDROOMS can be found, including TWO DOUBLE ROOMS. The bedrooms are serviced by a four piece FAMILY BATHROOM including a 'spa' bath and glass enclosed shower cubicle. To the rear of the home, the main reception spaces include the spacious 18' SITTING ROOM, with sliding FRENCH DOORS opening to the fully uPVC double glazed 26' CONSERVATORY. The open plan KITCHEN and DINING ROOM completes the accommodation, offering INTEGRATED APPLIANCES. Heading outside, the PRIVATE and FULLY ENCLOSED GARDEN includes a GARAGE, large shed and a 47' WORKSHOP, whilst IRON GATES open to a brick weave DRIVEWAY offering parking for multiple vehicles to the front.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Bungalow
- Quiet End Of Cul-De-Sac Setting
- Generous 0.2 Acre Plot
- 18' Sitting Room & 26' Conservatory
- Open Plan Kitchen/ Dining Room
- Three Bedrooms
- Private & Enclosed Garden With Multiple Outbuildings
- Gated Driveway Parking To Front

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You also have the Longwater Retail Park just a 10 minute drive away, offering a full range of retail outlets. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.



SETTING THE SCENE

Set back from the road, the property is positioned behind double iron gates which open to an expansive brick weave driveway providing parking for multiple vehicles. A latch and brace gate to the side leads down a pedestrian pathway toward the garage and rear garden, while the main entrance can be found beneath a sheltered open porch at the front of the home.

THE GRAND TOUR

Stepping inside, the light and bright hallway features wood flooring underfoot for ease of maintenance, with doors initially opening to three well proportioned bedrooms. The main double bedroom features carpeted flooring and full width integrated sliding wardrobes, while the second double room across the hall also offers carpeted flooring and space for a large double bed. The third bedroom is currently a well sized single with substantial integrated wardrobes; however, these could be removed to provide ample space for a double bed. At the end of the hall, a useful integrated storage cupboard is positioned to the right, leading beyond to the four piece family bathroom. This suite features a 'spa' style bath, glass enclosed shower cubicle, vanity storage, and a wall mounted heated towel rail.

To the rear of the home, the main reception spaces are found, starting with the 18' sitting room. This room allows for a range of soft furnishing layouts and provides space for a desk or further storage furniture. The room is exceptionally well lit with uPVC double glazed windows and sliding French doors that lead into the impressive 26' uPVC double glazed conservatory. Currently used for both dining and additional seating, the conservatory features tiled flooring and offers further French doors opening directly onto the garden, with further doors leading to the garage and the kitchen.

The open kitchen and dining room offers a comprehensive range of wall and base units, providing plentiful storage and worktops for food preparation finished with tiled splashbacks. The kitchen additionally offers integrated appliances including a double oven, gas hob, and extractor, with under counter space for a washing machine and dishwasher, plus freestanding room for an 'American' style fridge freezer. Tiled flooring runs underfoot, and the layout comfortably accommodates a large formal dining table.

FIND US

Postcode : NR5 0QE

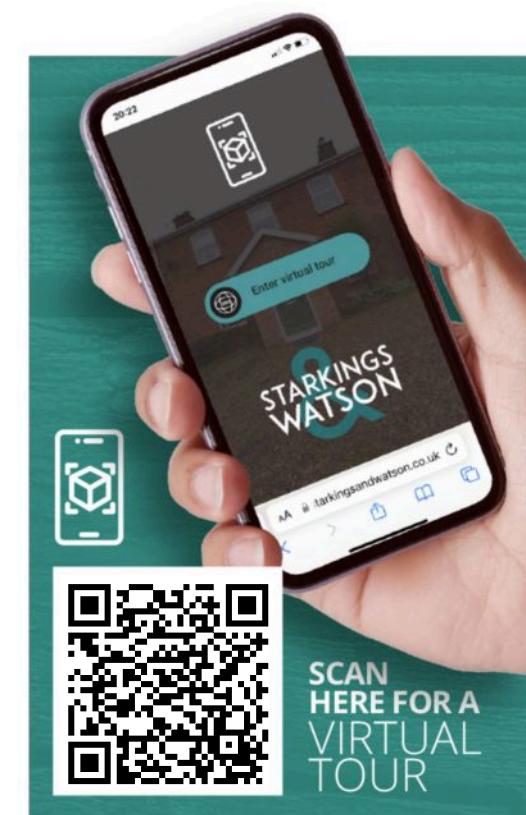
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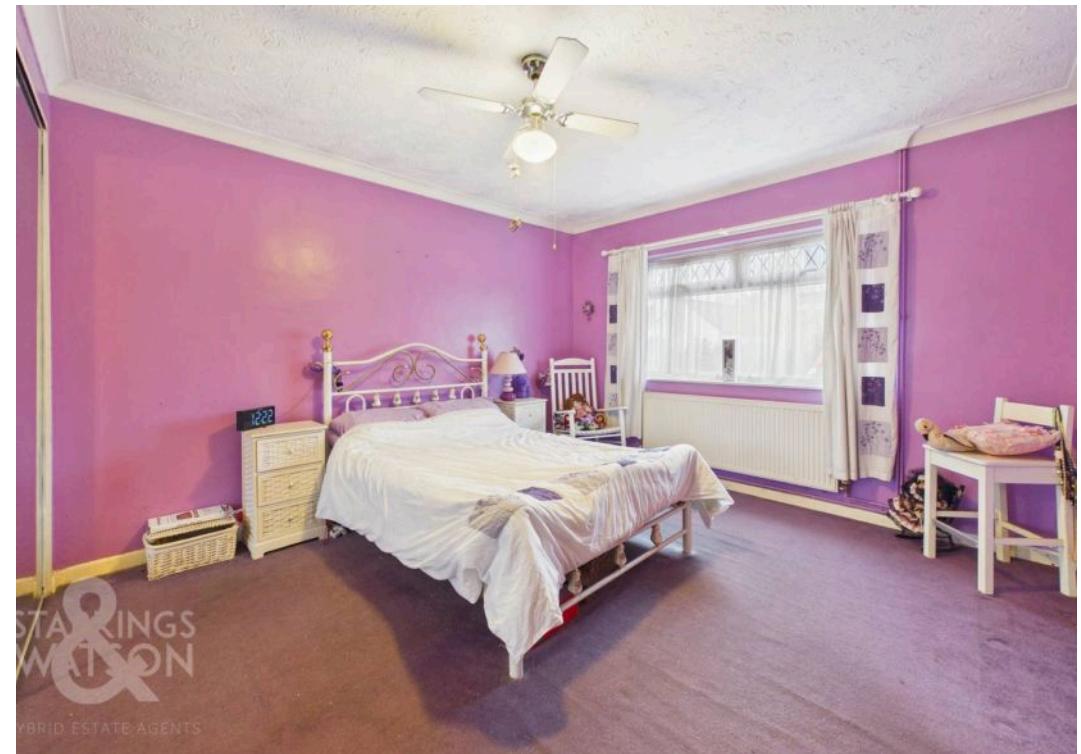
VIRTUAL TOUR

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

AGENTS NOTES

The property previously suffered minor subsidence caused by a drainage issue, all work was completed through the insurance company and signed off in 2010.







THE GREAT OUTDOORS

Stepping outside, you are initially greeted by a well sized flagstone patio, perfect for outdoor furniture to enjoy the summer months. To the right, the garage provides further storage, while a large pond creates a focal point, featuring a walkway across the middle that leads to an additional patio space. The flagstone pathway continues to a substantial 47' workshop, offering exceptional versatility for a variety of uses. Beyond this, a second outbuilding can be found at the foot of the garden. The remainder of the space is predominantly laid to a well maintained lawn and is fully enclosed with timber panel fencing.



Approximate total area⁽¹⁾
2452 ft²
227.7 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.



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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.