



Olive Close, Norwich - NR5 0AR



Olive Close

Norwich

Positioned in a quiet CUL-DE-SAC, this DETACHED BUNGALOW has been EXTENDED, UPDATED and totally modernised by the current vendors, boasting a very HIGH SPECIFICATION, offering in excess of 1,030 Sq. Ft (stms) of TURNKEY living accommodation. The heart of the home is undoubtedly the 16' extended KITCHEN/ DINING ROOM, boasting a Howdens KITCHEN with INTEGRATED APPLIANCES and a FREESTANDING ISLAND with a ROOF LANTERN overhead. The space benefits from underfloor heating with BI-FOLDING DOORS leading out to the expansive PRIVATE and ENCLOSED GARDEN with a raised patio terrace to enjoy the rolling valley views. The space is further enhanced with a separate UTLITY ROOM leading to the modern three piece SHOWER ROOM. The HALLWAY ENTRANCE opens from newly fitted solid oak doors to the 16' SITTING ROOM, enjoying a WOOD BURNER, engineered oak flooring running underfoot and AIR CONDITIONING. Additionally, the hallway opens to FOUR BEDROOMS, including three double rooms, served by a refitted FAMILY BATHROOM with a shower over the bath. Outside, DRIVEWAY PARKING can be found to the front and side of the home, accommodating multiple vehicles.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached Bungalow
- Extended & Improved Layout Boasting A High Specification
- Quiet Cul-De-Sac Setting
- 16' Sitting Room With Wood Burner
- 16' Kitchen/ Dining Room With Bi-Folding Doors Out
- Four Bedrooms
- Three Piece Shower Room & Family Bathroom
- Expansive Private & Enclosed Garden With Raised Patio Terrace

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.



SETTING THE SCENE

Approached within this quiet cul-de-sac setting, the frontage is enclosed by low level brick walling, leading to a substantial driveway providing parking for multiple vehicles. This is bordered by a well maintained lawn and a raised, low maintenance shingle garden. The main entrance is positioned to the front beneath a sheltered open porch.

THE GRAND TOUR

Stepping inside, the spacious hallway features engineered oak flooring and doors opening to all accommodation, including a practical inset alcove ideal for storing outdoor wear. At the end of the hall to the right, you are welcomed into the 16' sitting room; this well proportioned space is centred around an inset wood burner with a wooden mantel and decorative tiled hearth for cosy winter evenings, while wall mounted air conditioning ensures comfort during the summer months. An open walkway leads to the extended portion of the home, where you are greeted by a high specification refitted Howdens kitchen. This space offers a substantial range of wall and base units alongside integrated appliances, including an eye level oven, microwave, dishwasher, and a four burner gas hob with extractor. A freestanding kitchen island serves as the centrepiece of the room, flooded with natural light from a roof lantern overhead. The area provides space for breakfast bar seating and ample room for formal dining, with bi-folding doors opening directly to the garden. A separate utility room offers additional storage, plumbing for a washing machine, and external access. Underfloor heating runs throughout this extended portion of the home, including the modern three piece shower room, which features a wet room style open shower with a glass screen and floor to ceiling tiling.

Back in the hallway, solid oak doors open to four well sized bedrooms. The main bedroom enjoys a front facing aspect with generous space for a double bed and benefits from full length integrated sliding wardrobes. The second double bedroom is of a similar size with uPVC double glazed windows and integrated storage, while the third also comfortably accommodates a double bed. The final bedroom, currently utilised as a home office, features integrated wardrobes and hard flooring underfoot. Completing the accommodation is the refitted three piece family bathroom, boasting decorative tiled flooring, a P-shaped bath with shower over, a glass screen, and a wall mounted heated towel rail.

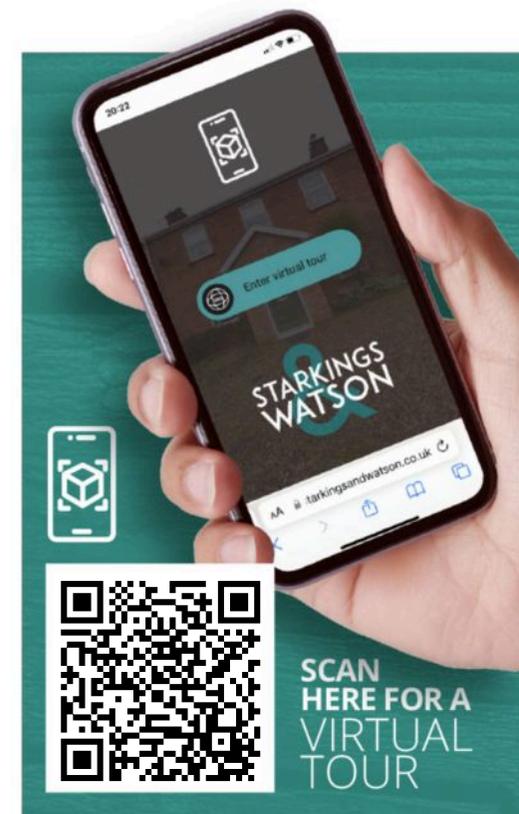
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VIRTUAL TOUR

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THE GREAT OUTDOORS

Stepping outside, the private rear garden is enclosed by timber panel fencing and enjoys a pleasant tree-lined rear aspect. The space initially opens to a raised patio terrace, framed by wrought iron railings, a perfect sun trap for outdoor furniture during the summer months. A few shallow steps lead down to the main body of the garden, which features a modern porcelain patio. This area offers ample space for a pergola and comes complete with plumbing and electrics ready installed for a hot tub. The remainder of the garden is predominantly laid to a well maintained lawn, leading to the foot of the garden where a substantial timber outbuilding can be found.





Approximate total area⁽¹⁾

1031 ft²
96 m²

Balconies and terraces

167 ft²
15.5 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





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