



Borrowdale Drive, Norwich - NR1 4LX

**STARKINGS  
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WATSON**

HYBRID ESTATE AGENTS



## 13 Borrowdale Drive

Norwich, Norwich

NO CHAIN. Being CONSIDERABLY EXTENDED this well maintained DETACHED BUNGALOW offers approx. 935 Sq. Ft of accommodation (stms) with all amenities within walking distance and public transport links on its doorstep. With a PORCH ENTRANCE the property then opens to an IMPRESSIVE 24' SITTING ROOM with a DUAL FACING ASPECT allowing the sizeable floorspace to be filled with natural light. To the rear, a secondary hallway opens to give access to TWO DOUBLE BEDROOMS alongside a MODERN BATHROOM and KITCHEN. To the very rear, the property has been extended to give a second reception room in the form of a 16' GARDEN ROOM. The home also boasts a large DRIVEWAY to the front and side of the home giving ample OFF ROAD PARKING with a DETACHED GARAGE and LOW-MAINTENANCE REAR GARDEN to the back of the plot.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- No Chain
- Detached Bungalow
- Considerably Extended Giving Approx. 935 Sq. Ft (stms)
- 24' Dual Aspect Sitting Room
- Two Double Bedrooms
- Updated Shower Room
- Low-Maintenance Rear Garden
- Sizeable Driveway & Detached Garage

Located just outside the Norwich City Centre this property offers an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### SETTING THE SCENE

The property is set back from the street where a well maintained low level shrub border sits just behind a lower level brick wall which in turn gives privacy and vibrancy to the front of the home. A large brick weave driveway then opens up beyond this with parking for multiple vehicles at the front and side of the home where a detached brick garage sits in the distance. Well planted and maintained shingle beds sit to the front and side of the drive adding vibrancy to the outside space.



## THE GRAND TOUR

Once inside, a porch style entrance is the first space to greet you, being more than large enough for potential soft furnishings or built in storage giving the ideal space to slip off coats and shoes before heading indoors. Through from here the impressively sized 24' open sitting room will sprawl out in front of you. Laid with all carpeted flooring and benefiting from a dual facing aspect with bay fronted windows, the room is engulfed in natural light creating a potential choice of layout of soft furnishings to potentially accommodate a formal dining suite as well if desired.

Through from here a secondary hallway opens up to take you into the rest of the accommodation with the three piece shower room sitting just ahead with modern style low-maintenance aqua boarding and walk in shower cubicle wall mounted heated towel rail vanity storage and a fully tile surround. Just to the right of this is the first of the double bedrooms laid with all carpeted flooring - this room is more than large enough to accommodate a double bed with further soft furnishing with the addition of wall to wall mirrored built in wardrobes. Towards the rear of the home, the larger of the bedrooms can also be found another space benefiting from mirrored built in wardrobes, the space is laid with all carpeted flooring with a neutral décor overlooking the rear garden through the garden room extension.

The kitchen emerges again from the hallway with a mixture of wall and base mounted storage units set around rolled edge wooden effect work surfaces which in turn give way to integrated appliances to include dual eye level ovens, a four ring gas burner hob with extraction above and recently updated gas combination central heating boiler mounted on the wall. At the very rear of the property a 16' garden room extension has been added by the previous owners to add to the usable square footage within the home and offer a further reception room.

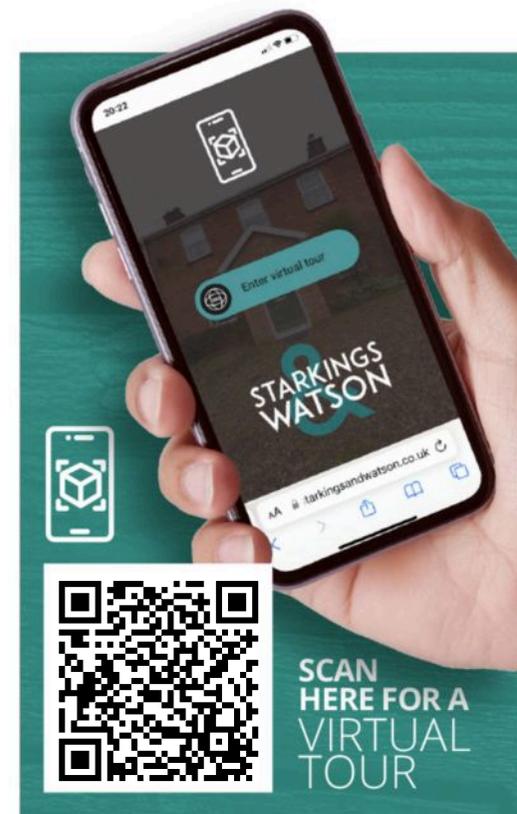
## FIND US

Postcode : NR1 4LX

What3Words : ///precautions.focal.fetch

## VIRTUAL TOUR

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



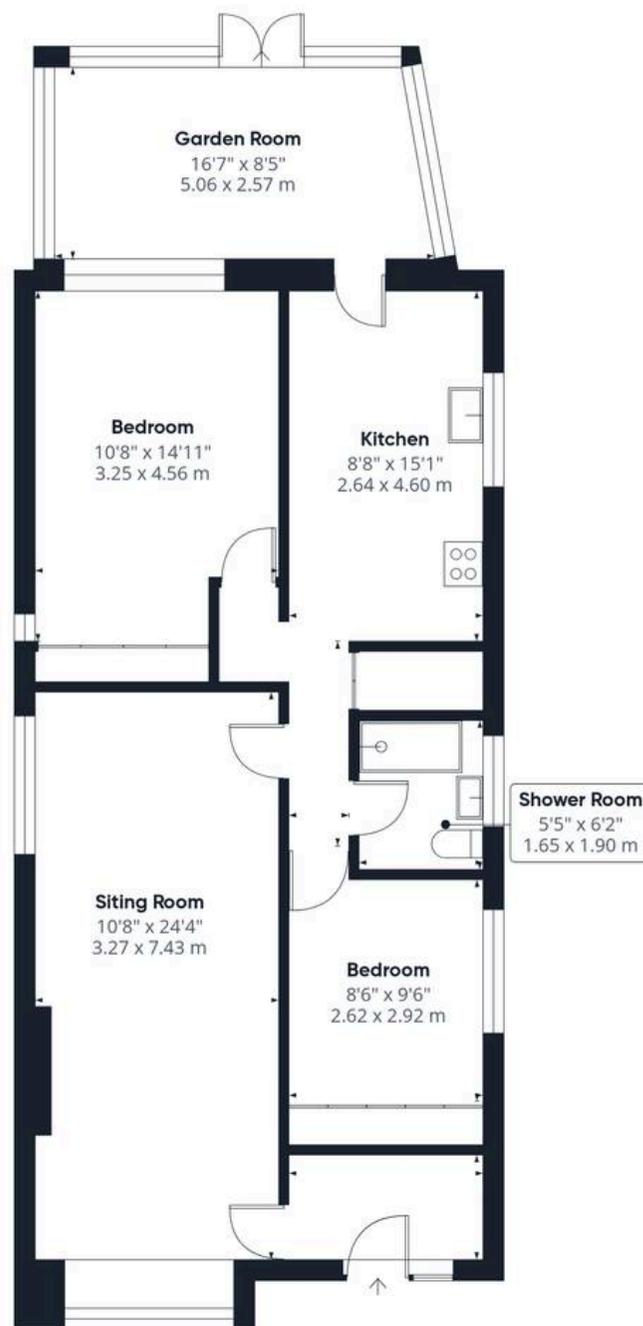




## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides of the rear with tall timber panel fencing which is partnered with mature planted borders adding colour to the outside space with the majority of the garden laid with either flagstone or brick weave paving slabs giving a low maintenance yet attractive feel. Two additional timber storage sheds can be found towards the rear of the garden with a personal door taking you directly into the detached brick garage.





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

935 ft<sup>2</sup>  
86.9 m<sup>2</sup>

(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.

**GIRAFFE 360**



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