



Barley Close, Cantley - NR13 3AF



Barley Close

Cantley, Norwich

NO CHAIN. Tucked away enjoying a PRIVATE SETTING, this DETACHED BUNGALOW is presented in brilliant condition both internally and externally while benefitting from an UPDATED OIL CENTRAL HEATING SYSTEM and REDECORATION of many of the living spaces. A LOW-MAINTENANCE yet well planted frontage is partnered with a PRIVATE BACK GARDEN while a DRIVEWAY sits to the front and side of the home leading to an OVERSIZED GARAGE with personal door into the garden and ELECTRIC ROLLER DOORS to the front. Internally, the hallways are wider than average, ideal for those with mobility assistance needs with both a large SITTING ROOM and OPEN KITCHEN/DINING ROOM with INTEGRATED APPLIANCES all serving THREE DOUBLE BEDROOMS with an EN-SUITE to the main and THREE PIECE SHOWER ROOM from the hallway also.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- NO CHAIN
- Detached Bungalow
- Quiet Tucked Away Location
- Updated Oil Central Heating Circa. 2023
- Open Kitchen/Dining Room With Integrated Appliances
- Three Double Bedrooms
- Shower Room & En-Suite
- Private & Low-Maintenance Rear Garden, Oversized Garage & Driveway

Cantley sits to the East of the City of Norwich, with the village being tucked away in the Norfolk Countryside but located within only four miles of both Acle and Brundall. The village itself offers a small range of amenities including a railway station, local public houses and restaurants and a Primary School. Being close to both Acle and Brundall means there is easy access to a variety of local shops, surgeries and of course the leisure activities associated with the Norfolk Broads.

SETTING THE SCENE

The property enjoys a private position with an attractive yet low maintenance frontage where high quality artificial lawn and well planted shingle borders create a vibrant outlook through the front of the property.



The driveway reaches out to the left hand side of the home giving parking for multiple vehicles with electric roller door opening into an oversized garage with personal door leading directly into the rear garden.

THE GRAND TOUR

Once inside, a wider central hallway allows the access into all living accommodation within the home and being suited to those with assisted mobility needs. The first living space to your right hand side is a well proportioned sitting room fronted by uPVC double glazed window. The space is immaculately and neutrally decorated with carpeted flooring laid underfoot - due to its conventional size there is a potential choice of layout of soft furnishings for potential owners to have dependent on requirements. Sat just behind this is an open kitchen and dining room - the space has been laid on wooden effect flooring in a herringbone pattern where initially the floor space opens up to create the ideal space for a formal dining table with near floor to ceiling built in storage and under the counter space for a washing machine with extended breakfast bar seating. The kitchen then opens up towards the very rear of the property benefiting from a multitude of wall and base mounted storage units set around tiled splashbacks with integrated appliances to include an oven and hob with extraction above and built in dishwasher.

The central hallway gives access into three double bedrooms with two almost identically sized bedrooms backing onto the rear garden, both of which are laid with all carpeted flooring and an immaculate finish where each room is more than capable of hosting a double bed with further storage solutions. The main bedroom sits towards the front of the property, again a well proportioned double bedroom however with the added benefit of double built in wardrobes and an en-suite shower room finished with a low level radiator and frosted glass window to the front of the home. Accessed from the hallway as well is a separate shower room where the space features a double shower cubicle with a fully tiled surround, vanity storage, low level radiator and frosted glass window.

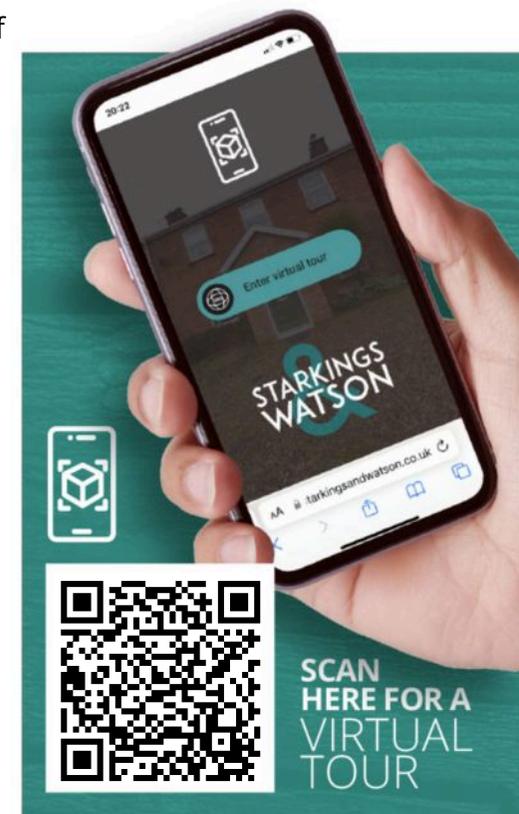
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VIRTUAL TOUR

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



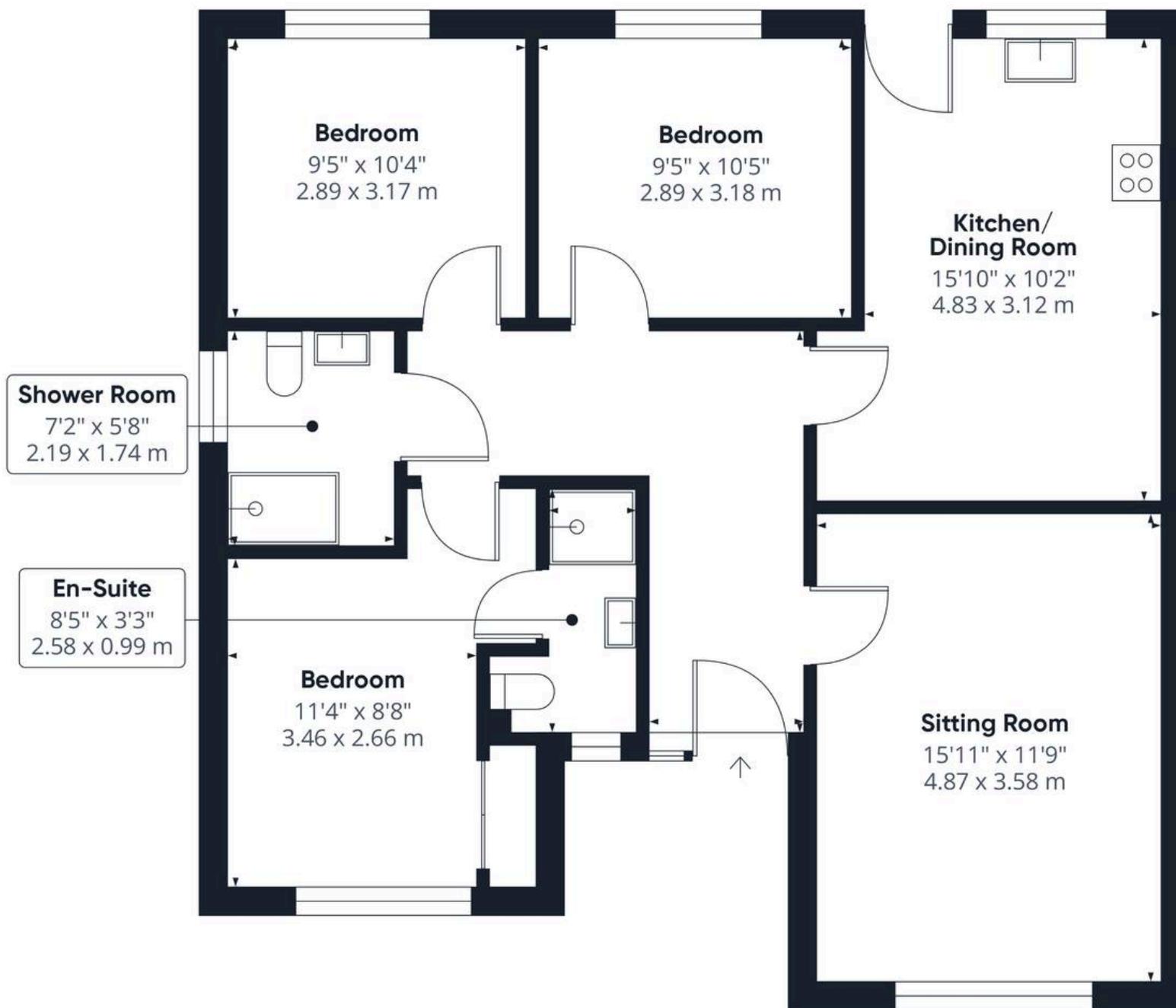




THE GREAT OUTDOORS

The rear garden much like the front is offered in an attractive yet low maintenance condition where a mixture of high quality artificial lawn and well planted mature shrubbery combines to create a vibrant and inviting space left completely private due to the position of the home. A timber swinging gate takes you directly into the rear garden whilst a personal door at the rear of the garage grants easy access to this space with timber shed sat just behind this.





Approximate total area⁽¹⁾

873 ft²
81.1 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.

GIRAFFE 360





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