



Tollhouse Road, Norwich - NR5 8QF



Tollhouse Road

Norwich

NO CHAIN! Positioned in a quiet CUL-DE-SAC, this SEMI-DETACHED BUNGALOW has been EXTENDED and offers loads of potential to MODERNISE and MAKE YOUR OWN. Stepping into the PORCH ENTRANCE, a door opens to the HALLWAY, allowing access to TWO DOUBLE BEDROOMS, with the MAIN BEDROOM boasting an INTEGRATED STORAGE cupboard. Both rooms are serviced by a fully tiled refitted three piece SHOWER ROOM. The heart of the home is the 18' SITTING ROOM, enjoying plenty of natural light from the uPVC double glazed BAY WINDOW overlooking the front. At the end of the hallway, you are welcomed to the open KITCHEN and extended DINING ROOM. Offering a contemporary fully fitted kitchen including INTEGRATED APPLIANCES and FRENCH DOORS from the dining space opening directly onto the PRIVATE and ENCLOSED GARDEN. The frontage offers a LOW MAINTENANCE with DRIVEWAY PARKING.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Extended Semi-Detached Bungalow
- Quiet Cul-De-Sac Setting
- Scope To Modernise & Make Your Own
- 18' Bay Window Fronted Sitting Room
- Modern Fully Fitted Kitchen & Dining Room
- Two Double Bedrooms
- Private & Enclosed Rear Garden

Located on the fringe of Norwich City, this property is ideally placed within convenient distance to the main shopping district, University of East Anglia, Norfolk and Norwich hospital, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

SETTING THE SCENE

The property can be found set back from the road behind a low level brick wall, opening to a shingle driveway providing convenient off-road parking. This low maintenance frontage leads to the side of the home, where the main entrance is found within a sheltered porch.



THE GRAND TOUR

Stepping inside, the enclosed porch provides a practical space for coats and shoes, with a further door opening into the main entrance hallway. From here, doors lead to all accommodation and including a useful airing cupboard. The impressive 18' bay window fronted sitting room offers a bright and airy space flooded with natural light from the uPVC double glazed windows and is centred around a exposed brick feature fireplace, complete with integrated storage cupboards built into both alcoves. To the left, the second double bedroom enjoys a front facing aspect with carpeted flooring, while the main bedroom sits across the hall, overlooking the rear garden and benefiting from an integrated corner storage cupboard. Both bedrooms are served by a modern, refitted three piece family shower room, featuring floor to ceiling tiling, tiled flooring, a glass enclosed shower cubicle, vanity storage below the sink and a wall mounted heated towel rail. At the end of the hall, the open plan kitchen/dining room serves as the hub of the home. The kitchen is fitted with a range of wall and base storage units, offering ample worktop space with matching splashbacks for ease of maintenance. Integrated appliances include an inset double oven and an electric hob with an extractor above. Tiled flooring underfoot continues into the versatile dining area, which effectively doubles as a utility space. Here, you will find further counter space, high level cupboards, one of which housing the boiler, and additional under counter room for white goods. French doors open directly onto the garden providing a seamless transition between inside and out.

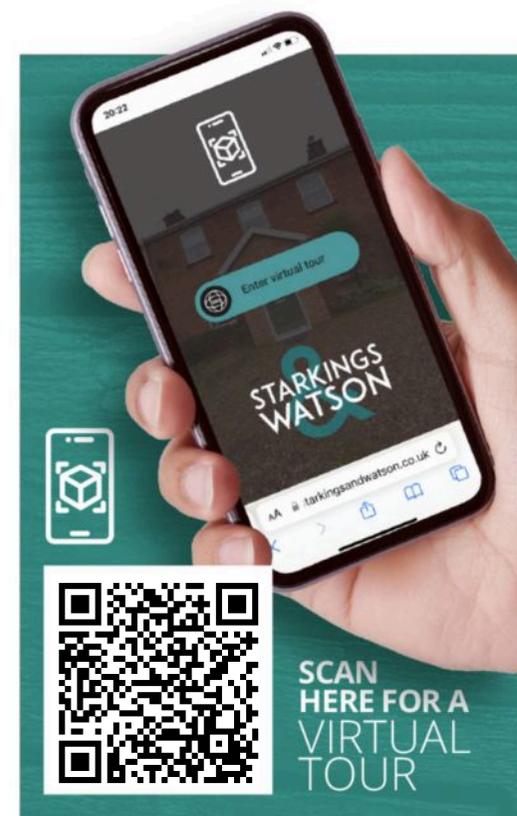
FIND US

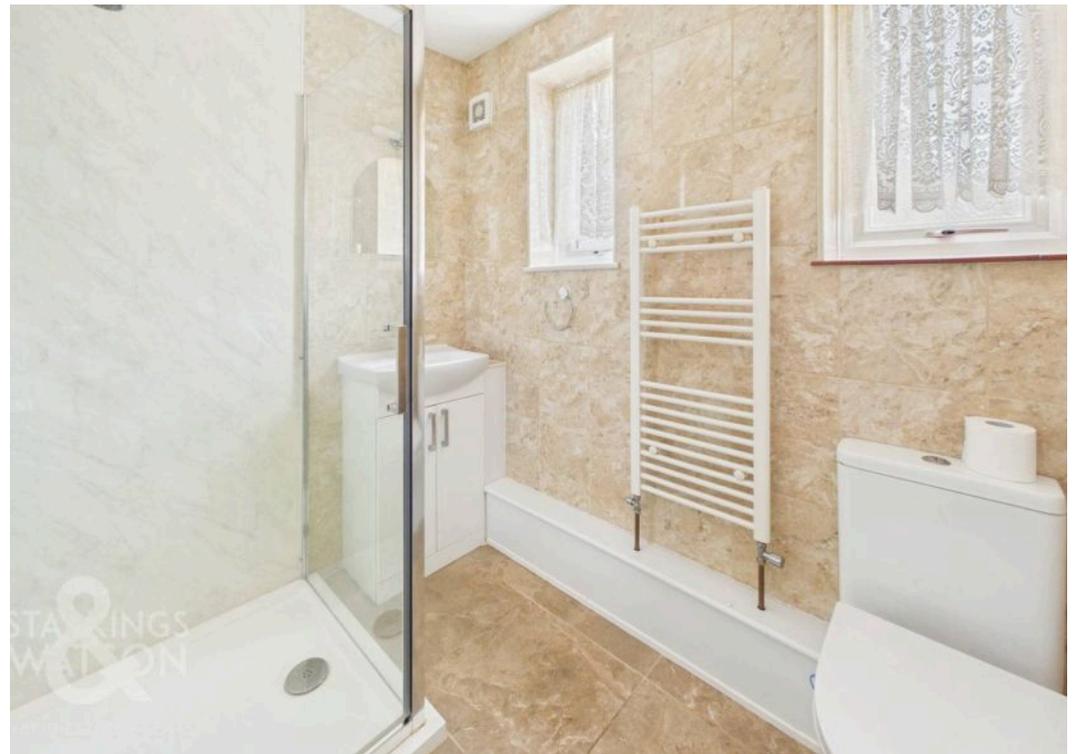
Postcode : NR5 8QF

What3Words : ///editor.slap.metro

VIRTUAL TOUR

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



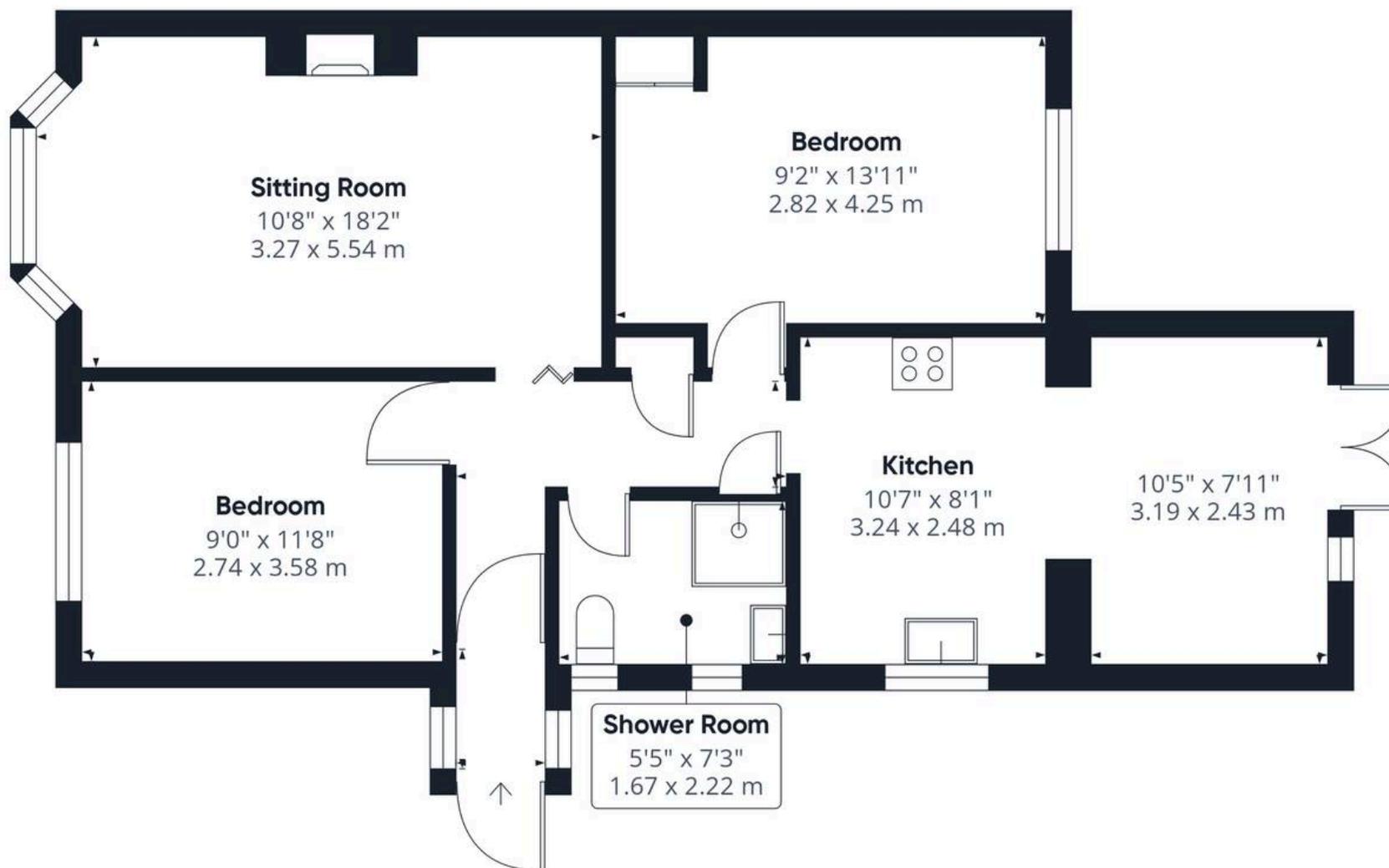




THE GREAT OUTDOORS

The private rear garden is fully enclosed by timber panel fencing, with side access provided via a wooden latch and brace gate leading to the driveway. A substantial flagstone patio wraps around the rear of the property, offering ample space for outdoor furniture and alfresco dining during the warmer months, alongside a well sized timber shed providing ideal storage. Designed with low maintenance in mind, the remainder of the garden is laid to artificial grass. The space is finished with shingle borders to the sides and rear, featuring a variety of plantings and shrubs.





Approximate total area⁽¹⁾

703 ft²
65.3 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





Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.