



Norwich Road, Besthorpe - NR17 2LB

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HYBRID ESTATE AGENTS



Norwich Road

Besthorpe, Attleborough

With PRIVACY being at the forefront of this home with the access being tucked down a PRIVATE TRACK with a GENEROUS PLOT emerging measuring approx. 0.15 ACRES (stms), and walking distance to Wymondham College, this DETACHED BUNGALOW offers a wealth of potential both inside and out. With newly laid flooring the central hallway gives way to all accommodation within the home with the primary living space being an impressive DUAL ASPECT sitting and dining room giving more than enough room for a choice of soft furnishings with the KITCHEN sat just off from this from the central hallway. To the rear of the hallway THREE DOUBLE BEDROOMS are on offer each being served by the THREE PIECE BATHROOM while the main bedroom benefits from each an EN-SUITE SHOWER ROOM and WALK-IN WARDROBE. Due to the impressive size of this bedroom, potential does lie here for an alteration to create a fourth bedroom if required. The rear garden is generous in size with a mixture of lawn, patio seating space and a FULLY INSULATED CABIN, ideal to be used as a home office set up with its own power supply.

The front of the home gives AMPLE OFF ROAD PARKING while a CONVERTED GARAGE currently houses a home entertainment space and bar however could be converted for alternate uses or reverted back into a garage if required.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Bungalow
- Private Tucked Away Position
- Approx. 1200 Sq. Ft Of Accommodation Including A Converted Garage Space
- Open Plan Sitting & Dining Room With Newly Laid Flooring
- Three Double Bedrooms
- Three Piece Bathroom & En-Suite Shower Room
- Fully Enclosed & Extremely Private Rear Garden With External Office Cabin
- Large Driveway For Multiple Vehicles

Besthorpe is the neighbouring village to the market town of Attleborough which has a great range of amenities including independent local shops, supermarkets, bars, doctors, transport links and schooling. Situated between Norwich and Thetford it is less than one mile from Wymondham College and prep schools, while access to the A11 offers a good link between Norwich, Cambridge and the A14 along with other major road links.



SETTING THE SCENE

The property is tucked away off the main section of Norwich Road where a shared private drive leads towards a long private driveway bordered by tall shrubbery and timber panel fencing with access leading directly to this property only. At the top of this space a brick weave driveway opens up to allow the parking of multiple vehicles with side access gate taking you into the rear garden and up and over garage door leading into what is now currently a converted space however could easily be reverted to a garage if required.

THE GRAND TOUR

Stepping inside, a central hallway is the first place to greet you, giving access to all living accommodation within the home with two well proportioned storage cupboards being on offer within this space. Much like the rest of the home, the hallway has undergone a recent redecoration to create a welcoming and bright feel with newly laid solid wooden flooring in a herringbone pattern leading through the accommodation. Turning to your left, the principal living area comes in the form of an open plan sitting and dining room - the space remains incredibly well lit courtesy of its dual facing aspect with the herringbone flooring opening up to leave more than enough room for a formal dining room and sitting room suite in any configuration you may feel necessary with uPVC double glazed French doors opening up into the rear garden whilst double glazed windows to the front of the property, each enjoying tree lined views. The kitchen comes opposite the front door from the central hallway where a mixture of wall and base mounted storage units are partnered with square edge work surfaces and tiled splashbacks leaving more than enough room for freestanding appliances and plumbing for white goods to include a dishwasher and washing machine. On the adjacent side of the room further storage has been added by the current owners with a standalone American style fridge/freezer with potential for breakfast bar seating if required.

Towards the end of the hallway two double bedrooms emerge, both overlooking the rear garden. Each space has been laid with carpeted flooring with each being able to accommodate a double bed with further soft furnishings and storage solutions. Towards the very end of the hallway, the three piece family bathroom suite is another area that has recently been redecorated by the current owners with a low level radiator and frosted glass window to the outside. The main bedroom suite is an impressively sized and versatile area measuring some 19' in length. The space could potentially be split into two bedrooms if required or to remain as one large main bedroom suite with office workspace area, large open flooring for a double bed with further soft furnishings and decorative textured panelling on the walls whilst also benefiting from a walk in wardrobe and three piece en-suite with low level radiator and frosted glass window.

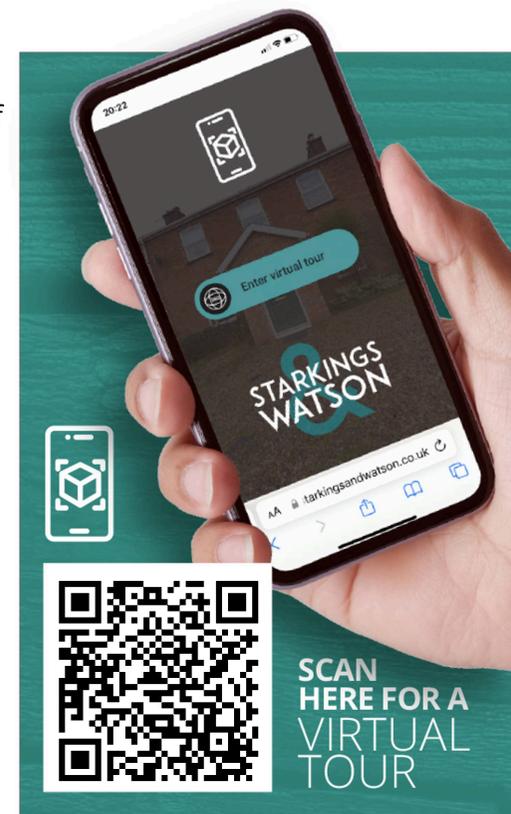
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What3Words : ///existence.playful.disband

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 of the home, retains privacy from every angle where exiting from the sitting room leads you towards a fully enclosed lawn garden space kept private from every angle with mature shrubbery and a tree lined backing. An enclosed patio seating area allows for a garden furniture set to enjoy the warmer months, whilst a fully insulated and bespoke cabin creates the ideal space for an external home office, studio workspace or entertainment area depending on requirements.





Approximate total area⁽¹⁾

1198 ft²
111.4 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





Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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