A peaceful cul-de-sac location in a popular Broadland village, plenty of space and natural light and an attractive garden make this three bedroom detached bungalow an appealing home. The property has been extended to provide a 21'6" x 11'6" master bedroom, a spacious dual-aspect sitting room, dining room opening to the garden, two further double bedrooms (one en-suite), kitchen and separate utility room. Double glazing, LPG gas central heating, single garage currently set up as a gym but suitable as a home office or studio.

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- Cul-de sac location in a popular Broadland village
- Spacious bungalow with flexible living accommodation
- Mature garden with attractive outlook
DOUBLE GLAZED ENTRANCE DOOR TO:-

ENTRANCE HALL
Built-in storage cupboard.

SITTING ROOM
16'1" x 13'0" (4.9m x 3.96m) Brick fireplace with timber surround and inset wood burning stove. Bay window. Wall lights.

KITCHEN
15'10" x 9'11" (4.83m x 3.02m) A range of fitted base and wall units. Integrated double electric oven and ceramic hob, with extractor hood above. Two and a half bowl stainless steel sink unit with mixer tap. Space for fridge/freezer. Open plan to dining room.

DINING ROOM
15'8" x 8'11" (4.78m x 2.72m) A light and airy room with picture window and glazed door to the rear garden.

BEDROOM ONE
21' x 11'6" (6.4m x 3.51m) Glazed door and picture window to the rear garden.

BEDROOM TWO
12'6" x 8'11" (3.81m x 2.72m)

EN-SUITE SHOWER ROOM
Coloured suite comprising tiled shower cubicle, WC and pedestal wash basin. Tiled floor.

BEDROOM THREE
10'1" x 9'6" (3.05m x 2.74m)

BATHROOM
White suite comprising panelled bath with shower over, WC and pedestal wash basin. Part tiled walls.

UTILITY ROOM
10' max, 7'10" min x 5'11" (3.05m max, 2.39m min x 1.8m) Space for washing machine and tumble dryer. Space for fridge/freezer. Wall mounted LPG gas-fired central heating boiler.

OUTSIDE
At the front of the property there is a tarmac driveway providing off road parking for several vehicles. There is a detached single garage with up-and-over door, power and light and side access door. A second access door opens onto a small "secret garden", which is laid to lawn. The garage is currently used as a gymnasium and there is a mirror wall behind the garage door (this of course be reinstated as a garage if required). The room is suitable for a variety of purposes, including home office, etc. The delightful rear garden is laid to lawn, with established shrubs and trees, and is enclosed by panel fencing, offering a high degree of privacy and an attractive outlook.

COUNCIL TAX BAND
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SERVICES
Mains electricity, water and drainage. LPG gas.

LOCATION
South Walsham is a popular Broadland village with access to the Norfolk Broads network at South Walsham Broad and Fleet Dyke. The village has a public house/restaurant, primary school and Parish church. There is easy access to the nearby market town of Acle, which has an excellent range of local amenities, and the Broads capital of Wroxham. South Walsham also has easy access to the A47 to Norwich and also to Great Yarmouth.
DIRECTIONS
From Wroxham/Hoveton village centre pass over the river bridge and continue on the Norwich Road to the mini roundabout. Turn left signposted Salhouse and follow the road into Salhouse. Continue to the mini roundabout and turn left, following the road through Panxworth and on into South Walsham. Continue past The Ship Inn on the right hand side and the Parish church on the left, take the next left hand turning into School Road, continue past Broad Lane on the left hand side and follow the road round the right hand bend. Turn left into Upton Road, first left into Broadacres and No.5 will be found at the bottom of the cul-de-sac on the left hand side, indicated by an Arnolds Keys For Sale board.

VIEWING
Strictly by appointment with Arnolds Keys Wroxham on 01603 782053.

ENERGY PERFORMANCE RATING
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.