



# Whittley Parish

**7 Orchard Crescent, Great Moulton, Norwich,  
NR15 2HB**

**Guide Price £280,000-290,000**





# Property Features

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- Extended bungalow
- Cul-de-sac position
- Secluded rear garden
- Driveway parking for upto four cars
- Council Tax Band C
- Freehold
- Energy Efficiency Rating TBC.

## Full Description

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Located within the favourable and attractive village of Great Moulton which is found within the idyllic and unspoilt rural countryside of south Norfolk and have proved over the years to have been a popular location by homeowners. Within easy reach of Long Stratton, just four miles to the east, there is a wide array of many day to day amenities and facilities whilst just eight miles to the south is the historic market town of Diss with a mainline railway station with regular/direct services to London, Liverpool Street and Norwich. The cathedral city of Norwich is located approximately fifteen miles or so to the north.

The property comprises of a three bedroom detached bungalow believed to have been built in the 1980's of traditional brick and block cavity construction under an interlocking tiled roof and being heated by an oil fired central heating boiler via radiators. The property is presented in a most immaculate condition and has been significantly upgraded and extended with particular attention to the conservatory (added in 2017) and the conversion of the garage to a utility area.

Externally the bungalow sits upon a pleasant plot with the gardens to the front being predominately laid to lawn with good space for off-road parking for upto four vehicles. To the rear the gardens are of a generous size and now well established with a good deal of privacy and seclusion within. Abutting the rear of the bungalow is a large paved patio area creating an excellent space for alfresco dining.



## ENTRANCE HALL

Wood effect flooring, doors to lounge, kitchen and:-

## BEDROOM THREE

8' 2" x 6' 7" (2.49m x 2.01m)

Currently being used as a study/office, front aspect window, wood effect flooring, built-in storage cupboard with hanging rails.

## KITCHEN

15' 1" x 8' 2" (4.62m x 2.49m)

An extensive range of light beech wood wall and base cupboards with work surfaces over, stainless steel sink unit with mixer tap, space for oven with stainless steel extractor fan over, plumbing for dishwasher, space for under counter appliances, tiled flooring, opening through to:

## CONSERVATORY

15' 1" x 6' 1" (4.62m x 1.86m)

Being an upvc double glazed conservatory extension upon a brick base and with door giving access to the rear gardens, ample space for table and chairs, wall hung heater, door to:

## UTILITY ROOM

14' 11" x 7' 10" (4.57m x 2.41m)

Formerly the garage this conversion now provides a most useful space with plumbing for washing machine and space for tumble dryer, space for upright appliance, a further range of base units providing additional storage, floor standing oil fired central heating boiler, front aspect window, access to loft space.

## LOUNGE

25' 1" x 9' 10" (7.66m x 3.00m)

A welcoming and light room which has been extended in tandem with the master bedroom with a feature focal point of an attractive log effect cast iron stove (fuelled by LPG gas). Double patio doors give access to the pretty rear gardens.



GROUND FLOOR  
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
March 2016 (Version 1.0)

## INNER HALLWAY

Access to loft space, doors to the master bedroom, bedroom two and:

## BATHROOM

Replaced in 2016 with a contemporary three piece suite in white comprising panel bath with Triton shower over, folding glass shower screen, hand washbasin set upon a vanity unit, close coupled w.c., tiled floor and side aspect obscured window.

## MASTER BEDROOM

20' 7" x 8' 9" (6.29m x 2.67m)

Fitted with an impressive range of Hammonds wardrobes with gloss cream doors, rear aspect window overlooking the garden beyond.

## BEDROOM TWO

8' 9" x 7' 8" (2.67m x 2.34m)

Found to the front of the property and being a good size double room.

**Our Ref: L0745**

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