



5 Parkland Crescent, Norwich - NR6 7RQ

£375,000 Freehold

Experience the comfort and convenience of this three-bedroom detached bungalow, set in a peaceful location and offering ideal single-level living. Presented in excellent condition and offered chain-free, the property is in move-in condition, featuring a spacious lounge with a charming fireplace and a well-appointed fitted kitchen with ample space for dining. The property boasts three well-proportioned bedrooms, with the master featuring a built-in wardrobe and en-suite WC. The second bedroom offers versatility as a reception room and steps out onto a generous paved terrace within the large, enclosed rear garden, an impressive outdoor space. Completing the layout is a modern family bathroom, serving the remaining rooms. A driveway and garage provide ample off-road parking, while a useful external store adds further practicality. Excellent transport links and regular bus services to Norwich city centre further enhance the appeal.

Location

Parkland Crescent is situated in the popular area of Old Catton, offering excellent transport links with regular bus services to Norwich city centre and quick access to the A140 and A47. Local amenities, including well-regarded schools, shops, and parks, are all within easy reach, with the Sprowston Retail Park nearby for added convenience. The surrounding green spaces provide a great environment for outdoor activities, while the area maintains a peaceful, community-oriented atmosphere, ideal for both families and retirees .

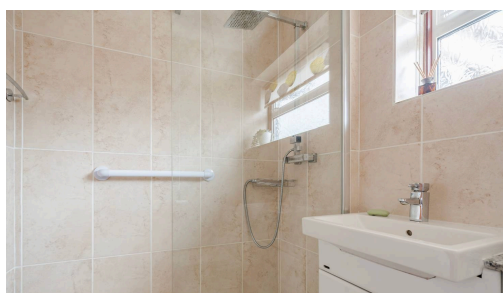
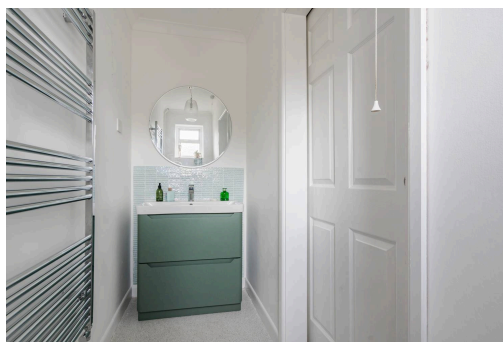


Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central Heating

Council Tax Band-D



Parkland Crescent, Old Catton

Step into the hall of this well-presented bungalow, where you'll find ample built-in storage cupboards, including an airing cupboard, offering everyday practicality.

From here, move through to the bright and airy lounge, a generously proportioned and inviting space perfect for both relaxing and entertaining. The striking fireplace serves as a charming focal point, while the soft carpeted flooring enhances the comfort of the room. Large windows flood the space with natural light, creating a warm and uplifting atmosphere throughout the day.

A door from the lounge leads into the well-appointed kitchen, thoughtfully arranged to offer both practicality and a touch of style. There's plenty of storage with fitted wall and base units, generous work surfaces for meal preparation, and a neatly integrated dishwasher for added convenience. The electric hob, complete with twin ovens, caters well to home cooking, while the tiled splashback and flooring bring a clean, contemporary finish. There's also space to dine comfortably, and a larder cupboard adds extra functionality without compromising on the room's open feel.

From the kitchen, a door opens into the rear hall, which also houses additional storage and provides internal access to the garage as well as a door to the front and rear gardens.

The property features three bedrooms, with the master benefiting from built-in wardrobes and a private WC with modern fittings. The second bedroom is a versatile space that functions well as either a bedroom or additional reception room, offering flexibility for a variety of uses. Built-in shelving within a recessed alcove adds both charm and practicality, while recently installed French doors open directly onto a paved terrace within the spacious enclosed rear garden, drawing in plenty of natural light and offering views across the lawn.

A contemporary family shower room completes the interior, fully tiled and featuring a walk-in shower cubicle for easy access and a modern finish.

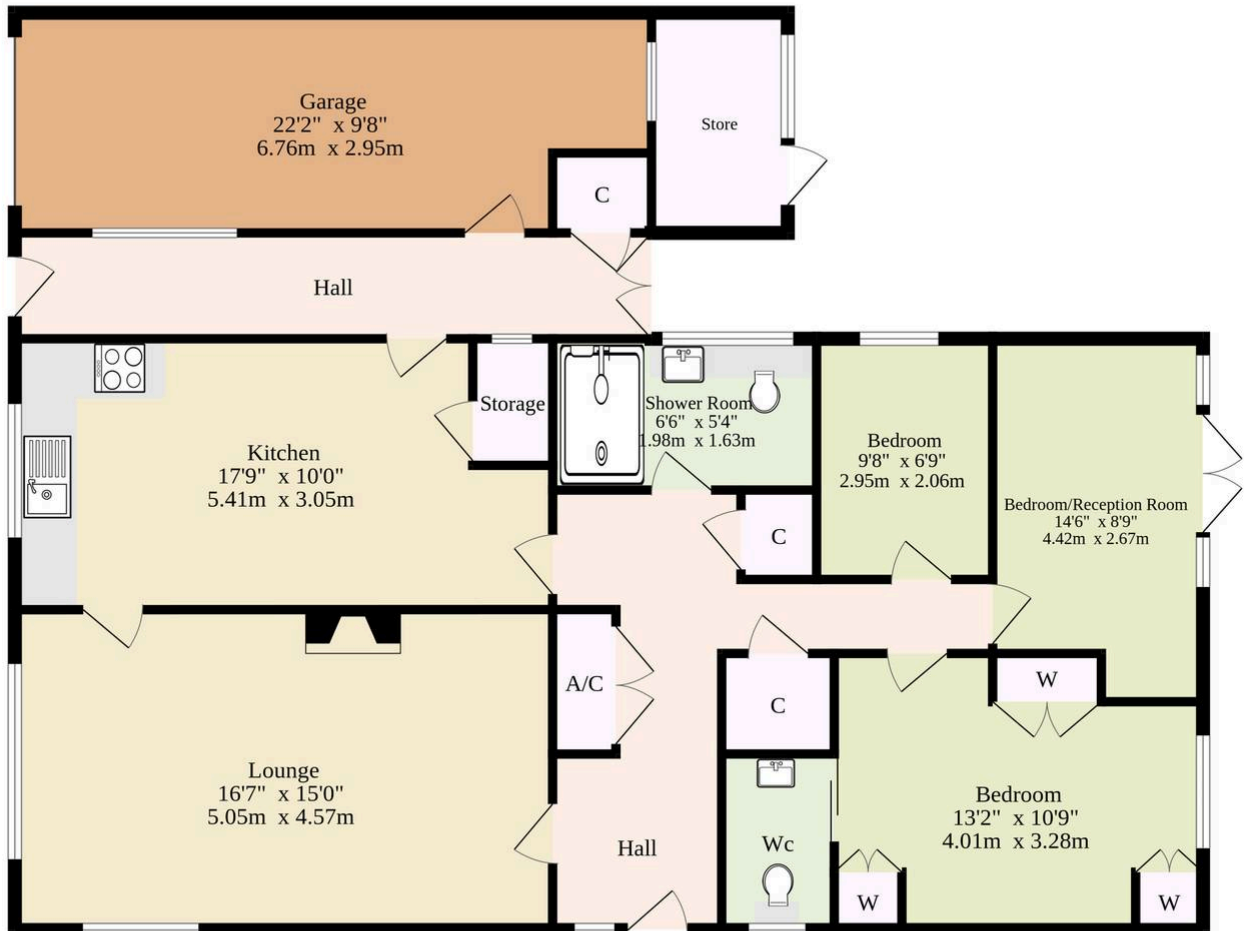
Outside, the property sits on a generous plot with a large, enclosed rear garden laid to lawn, offering plenty of space for relaxing or outdoor activities. A spacious brick weave terrace area provides room for garden furniture, while a selection of mature planting adds natural colour and definition to the space. There is also a useful outside store, ideal for keeping garden tools or equipment neatly stored.

To the front, a brickweave driveway provides off-road parking, alongside a garage offering further storage or secure parking.

Additionally, the property benefits from double glazing throughout, as well as a new boiler that was installed just one year ago. Curtains and carpets are also included in the sale, making this a truly move-in-ready home.



Ground Floor
1368 sq.ft. (127.1 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1368 sq.ft. (127.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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