

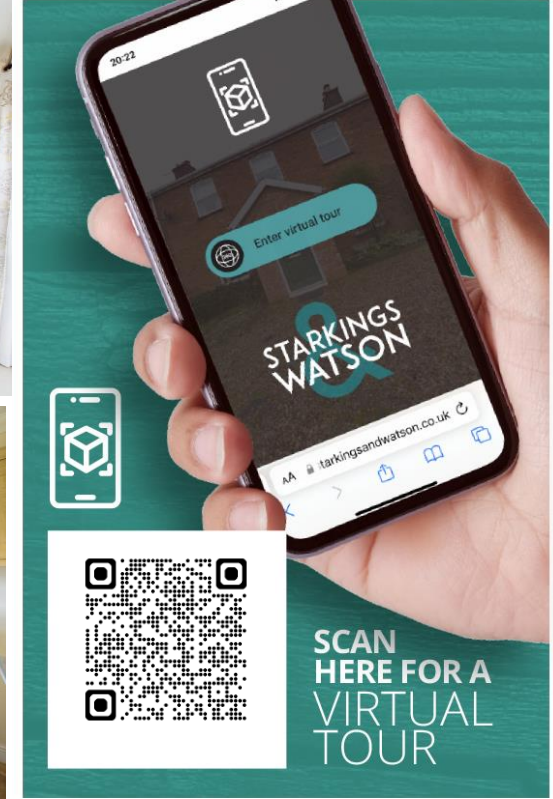
RINGWOOD CLOSE

Little Melton, Norwich NR9 3NY

Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY
TO LET



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**STARKINGS
WATSON**

- Detached Bungalow
- Cul-De-Sac Setting
- 18' Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Family Bathroom with Shower
- Driveway & Garage
- Secluded Gardens

IN SUMMARY

Tucked away in a CUL-DE-SAC SETTING, this detached bungalow enjoys a SECLUDED POSITION, with ample PARKING, GARAGE and GARDENS. With a TRADITIONAL LAYOUT, the property is finished with oil fired CENTRAL HEATING and uPVC DOUBLE GLAZING. The hall entrance leads to the 18' SITTING/DINING ROOM, 12' fitted kitchen, family bathroom and TWO BEDROOMS. Patio doors open from the sitting room into the GARDEN, where a patio extends, with LAWNED GARDENS beyond.

SETTING THE SCENE

Tucked behind high level hedging, lawned gardens can be found to front, with a tandem shingle driveway leading to the main entrance and garage.

THE GRAND TOUR

Wood effect flooring runs through the hall entrance, with a double built-in storage cupboard, and doors to all rooms. The kitchen/breakfast room sits to the right, with an L-shape arrangement of kitchen units, including an inset electric ceramic hob and built-in electric oven. Space is provided for white goods and a table, whilst the oil fired central heating boiler is wall mounted. The carpeted sitting room is centred on the garden with full width patio doors to one end. The two bedrooms are both carpeted, with one including a built-in wardrobe, along with the family bathroom opposite, complete with a shower over the bath and tiled walls.

THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panelled fencing, whilst being laid to lawn and borders with mature flower beds. A patio extends from the sliding doors in the sitting room, with gated access to the driveway. A useful side door leads into the garage, with an up and over door to front.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



OUT & ABOUT

Little Melton is a popular village community having a school with an outstanding Ofsted report (2017) as well as a public house/restaurant and village shop, on the southwestern approach to Norwich providing good access to the A47 southern by-pass, the Norfolk and Norwich University Hospital at Colney, UEA and adjoining Science and technology facilities. Norwich itself is approximately six miles away.

FIND US

Postcode : NR9 3NY

What3Words : ///impaled.wheels.loom

VIRTUAL TOUR

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

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.

Price:



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GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area^m
651.17 ft²
60.5 m²

HYBRID ESTATE AGENTS
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