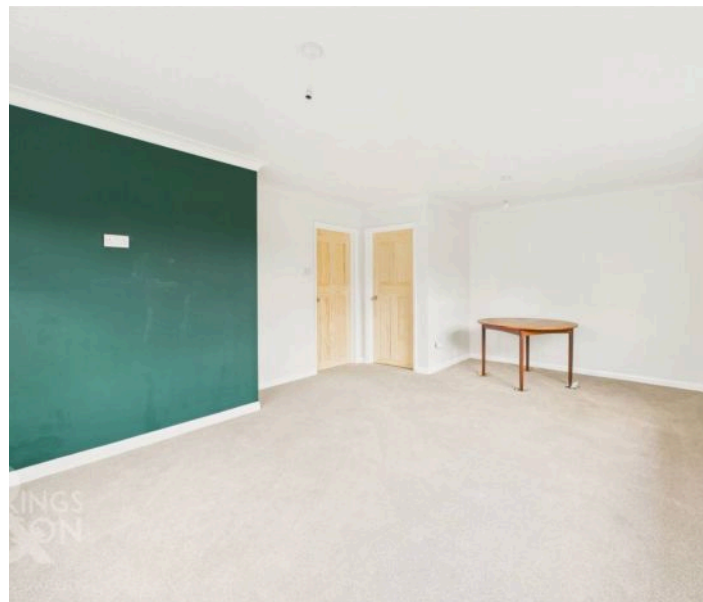




Priory Close, Alington - NR14 7PA



Priory Close

Alpington, Norwich

Situated in a CUL-DE-SAC SETTING, this UPDATED and MODERNISED detached BUNGALOW presents an exceptional opportunity, with a NEWLY FITTED INTERIOR. Occupying a generous 0.18 ACRE PLOT (stms), the property boasts wrap around LAWNED GARDENS, providing tranquillity and privacy. The interior features a DUAL ASPECT 18' SITTING/DINING ROOM - flooding with natural light, a spacious 14' RE-FITTED KITCHEN with integrated COOKING APPLIANCES, TWO well-appointed DOUBLE BEDROOMS, and a modern FAMILY BATHROOM including a SHOWER over the bath, with a separate W.C. Additional highlights include a GARAGE and TANDEM DRIVEWAY, offering ample parking space for residents and visitors alike.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Cul-De-Sac Setting
- Updated & Modernised Detached Bungalow
- Occupying a 0.18 Acre Plot (stms)
- Dual Aspect 18' Sitting/Dining Room
- 14' Re-fitted Kitchen
- Two Double Bedrooms
- Separate W.C & Family Bathroom with Shower
- Garage & Tandem Driveway

Alpington is a small village situated some five miles south east of the Cathedral City of Norwich and closely associated with the neighbouring village of Yelverton. The village itself is just south of the A146 and is contiguous with Yelverton to the south with which it shares its facilities, which include a duckpond, village hall and St. Mary's church. Further amenities can be found in the larger village of Poringland, whilst a short drive takes you to the City Centre itself.

SETTING THE SCENE

Tucked away in the far corner of the cul-de-sac and approached via a shingle driveway, tandem parking is provided for several vehicles, with an adjacent lawned garden and enclosed hedged borders.

THE GRAND TOUR

Heading inside, the porch entrance is finished with a recessed barrier mat, with a further door taking you to the hall entrance with fitted carpet underfoot and useful built-in storage cupboard to your right hand side. The bedroom accommodation leads off with two double bedrooms, one facing to the front and one facing to the rear, both finished with fitted carpet. The family bathroom offers a newly fitted white two piece suite with useful storage built-in to the hand wash basin, and a shaped panelled bath with a



mixer shower tap and twin head thermostatically controlled rainfall shower, with tiled splash-backs, glazed shower screen and a heated towel rail. A separate W.C can be found adjacent, with a white two piece suite including a low level WC and hand wash basin, with a heated towel rail. The main sitting/dining room offers dual aspect views to front and side, with fitted carpet underfoot with ample space for soft furnishings and a dining table. A door takes you to the adjacent kitchen which has been recently finished with a range of base level units with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with tiled splash-backs and space for general white goods including a fridge freezer and washing machine. Wood effect flooring runs through the kitchen with a floor standing oil fired central heating boiler to one side, and a door taking you to the outside.

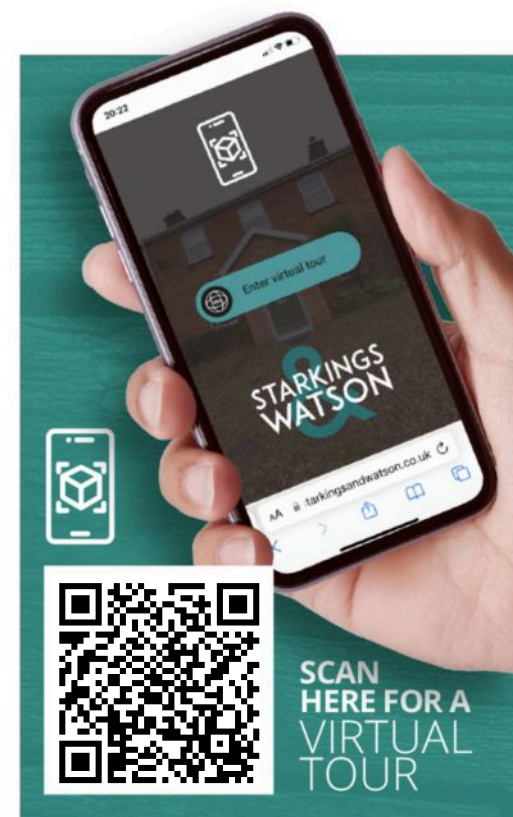
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VIRTUAL TOUR

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



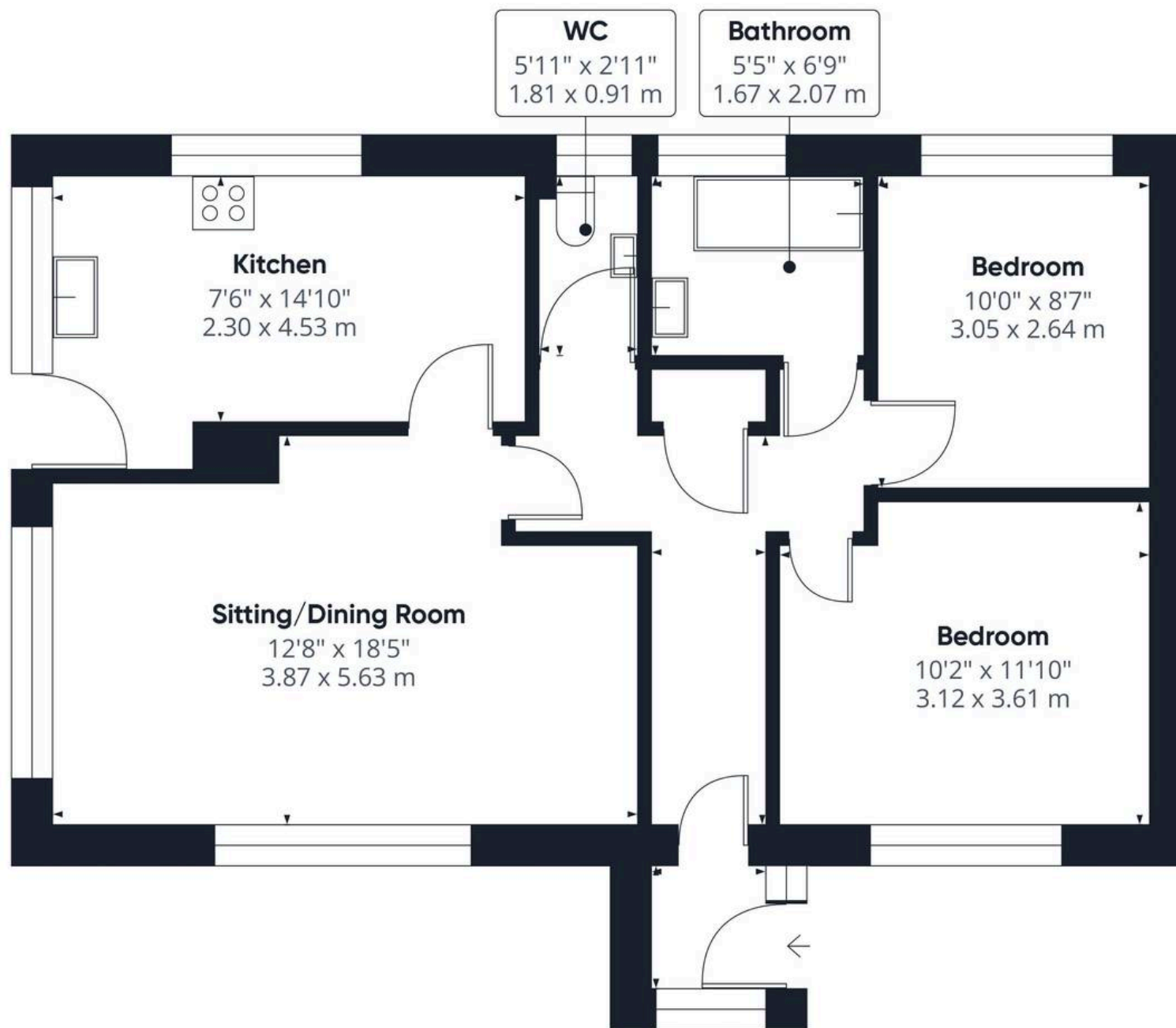




THE GREAT OUTDOORS

The rear garden offers an extensive lawned expanse leading to the side and rear of the property, with a useful timber built storage shed and greenhouse. A range of mature planting and shrubbery can be found throughout the garden, with enclosed fenced and hedged borders, with gated access leading to the front driveway. The adjacent garage offers an up and over door to front whilst being accessed from the gated driveway.





Approximate total area⁽¹⁾

706 ft²

65.7 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Disclaimer: 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.