

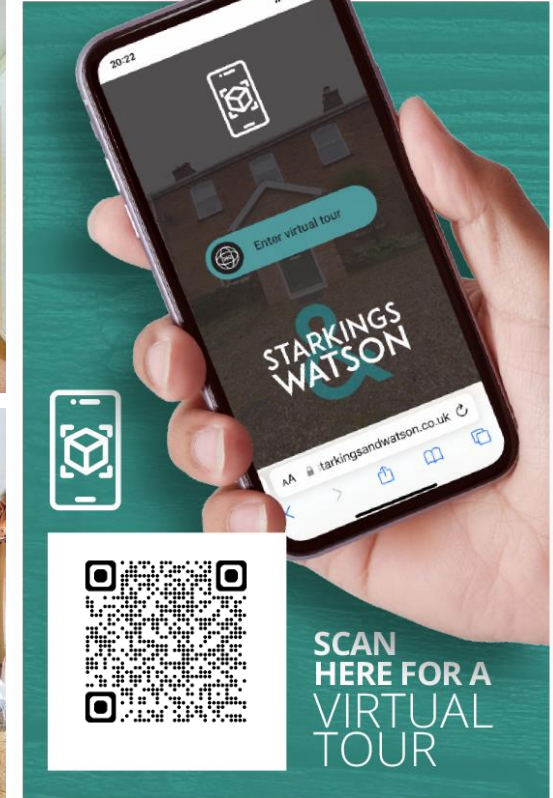
LONGWATER LANE

Norwich NR5 0TJ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336446

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**STARKINGS
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- Detached Bungalow
- No Chain!
- 19' Dual Aspect Sitting Room
- Kitchen with Integrated Cooking Appliances
- Two Double Bedrooms
- Shower Room with Separate W/C
- Off Road Parking & Garage
- Potential To Extend (stp)

IN SUMMARY

NO CHAIN. This DETACHED BUNGALOW offers a wealth of POTENTIAL inside and out with a need for some modernisation internally whilst the PRIVATE REAR GARDEN is a generous size, lending itself to accommodate a POTENTIAL EXTENSION at the rear of the property (stp). Internally the property benefits from a 2023 INSTALLED GAS BOILER, kitchen with INTEGRATED COOKING APPLIANCES, a 19' DUAL ASPECT SITTING ROOM, shower room and separate WC with TWO DOUBLE BEDROOMS. Being just a short walk to all LOCAL AMENITIES including a doctors surgery and bus stop, this property is wonderfully positioned and also offers OFF ROAD PARKING plus a BRICK GARAGE.

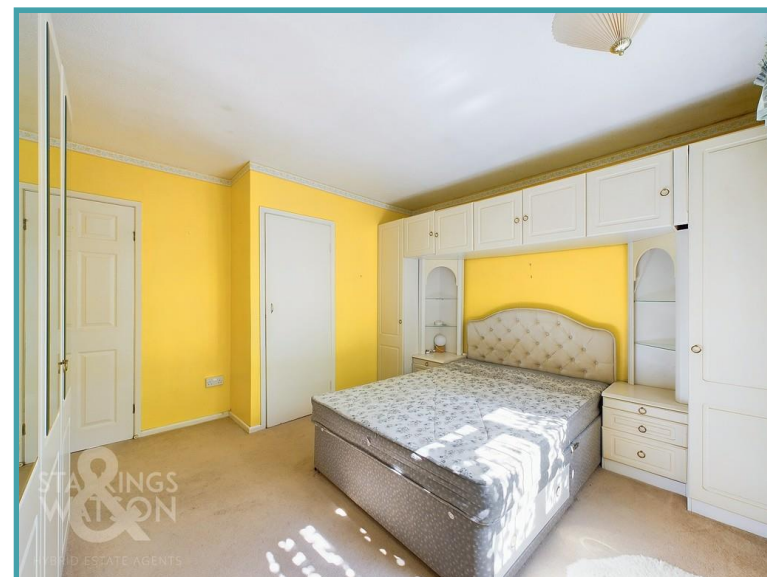
SETTING THE SCENE

The property is situated toward the top of Longwater Lane where a slight incline will lead you to the property walking by a frontage formed of shingle and mature shrubbery for privacy. Ahead is an iron swinging gate taking you to the side access for the kitchen and leading to the carport and garage. The

front door is found via some small steps protected by an iron gate/hand rail.

THE GRAND TOUR

Stepping inside you will find the central hallway giving you access to all living spaces and bedrooms within the property, storage cupboard, cloakroom with carpeted flooring and part tiled surround with a frosted glass uPVC window to the front sitting adjacent but separately to the two piece shower room featuring a part tiled surround and corner shower unit plus vanity storage. These two spaces could be easily combined to make one larger formal bathroom space. Immediately as you enter, the kitchen can be found to your right with vinyl flooring and rolled edge work surfaces set around wall and base mounted storage with tiled splash backs with integrated gas hob with extraction above and oven plus multiple under the counter spaces for a fridge, freezer and plumbing for a washing machine whilst the external door leads to the carport. Sitting at the rear of the property is the spacious 19' dual aspect sitting room with carpeted flooring, gas radiator and large uPVC window overlooking the side garden and uPVC French doors to the rear garden with ample floor space for soft furnishings and an exposed brick fireplace housing a gas fire. The larger of the bedrooms sits at the rear of the property, with views into the rear garden with a built in wardrobe and over bed surround storage, this double bedroom is well-lit and very versatile in the way it could be set up. The smaller of the two double bedrooms has a front facing aspect and features a radiator, uPVC double



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glazed window and useful built in wardrobe.

THE GREAT OUTDOORS

The rear garden is in need of some clearing but offers a wonderful space that is larger than it gives away initially. Currently, it has a predominantly shingle base with mature shrubs, trees and colourful flowering plants.

OUT & ABOUT

The wrap around gardens give a great space for the family to enjoy in privacy. The lower part of the garden has hard standing for a shed and could offer a private parking space behind the tall gates at the front of the property. The top part of the garden is predominantly laid to lawn with planting borders, timber fence surround and a raised timber decking area with the most amazing views, an ideal space for enjoying a coffee in the morning. Immediately to the side and rear of the property is a flagstone patio area that wraps around the exterior with raised planting area and privacy giving hedges.

FIND US

Postcode : NR5 0TJ

What3Words : ///repair.sunset.clearcut

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
724.02 ft²
67.26 m²

