



Hawthorn Road, Norwich - NR5 0LT



## Hawthorn Road

Norwich

Boasting NON-OVERLOOKED GARDENS, this 1170+ Sq. ft (stms) DETACHED BUNGALOW is an ENTERTAINERS DREAM. Centred on the LARGE LIVING SPACE, the main SITTING ROOM extends to over 27', with a LARGE ROOF LANTERN above and stretch of BI-FOLDING DOORS which lead to the COURTYARD SEATING AREA and LAWNED GARDENS beyond. A separate DINING/SNUG AREA is open plan, with the KITCHEN/BREAKFAST ROOM also open plan and including space to DINE. THREE BEDROOMS sit to the front of the bungalow, two with BUILT-IN WARDROBES and one which is BAY FRONTED. The SHOWER ROOM serves the bedrooms, whilst being complete with a MODERN FINISH. The REAR GARDEN is a GREAT SIZE, with the LARGE PATIO and central lawn. Enclosed for PRIVACY, a GARAGE and former dog run sit adjacent and OFFER POTENTIAL.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- Over 1170 Sq. ft (stms)
- Detached Bungalow
- Elevated Position with Complete Privacy
- Entertainers Dream!
- 27' Sitting Room & Separate Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Shower Room

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

#### SETTING THE SCENE

Set back from the road behind a low level brick wall, this unassuming bungalow hides within an extended layout and contemporary feel. A large brick weave driveway offers ample parking and turning space, with access leading to the adjacent garage with an electric roller door to front.



## THE GRAND TOUR

Stepping inside, the hall entrance offers wood effect flooring underfoot, and a built-in double storage cupboard with doors leading to the bedroom accommodation and living space. As you enter the property to your left, the second double bedroom can be found with a bay fronted window and fitted carpet. Opposite, the hallway leads to the third bedroom which comfortably houses a single bed with a built-in wardrobe and sliding doors, with the main bedroom located to the end of the hall with fitted carpet underfoot, window to front and full width wardrobes with sliding doors. At the end of the entrance, a re-fitted contemporary shower room can be found, with a large walk-in shower cubicle and Aqua board splash-backs, a range of built-in storage under the sink unit and a heated towel rail. The kitchen/breakfast room includes an open plan dining space, with a range of base level units, tile effect flooring underfoot, integrated cooking appliances including an electric ceramic hob and built-in electric double oven, with space for general white goods along with an integrated dishwasher. A door leads out into the rear garden creating the ideal entertaining space. The main living area consists of two rooms which are both open plan including space for a full dining area or snug, with the main sitting room under a large glazed roof lantern offering a stunning light and bright living space, with a wide set of bi-folding doors opening to the rear patio. With wood effect flooring underfoot, this spacious room offers complete versatility in its use, whilst enjoying garden views and a warm and inviting feel.

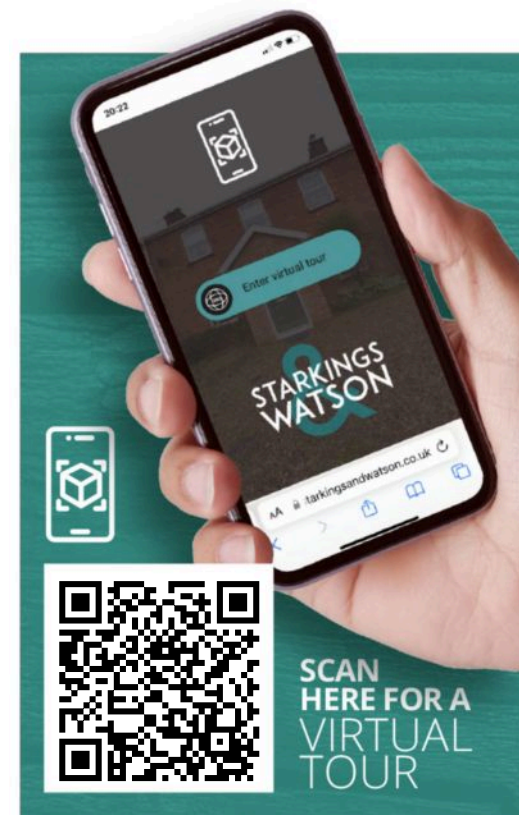
## FIND US

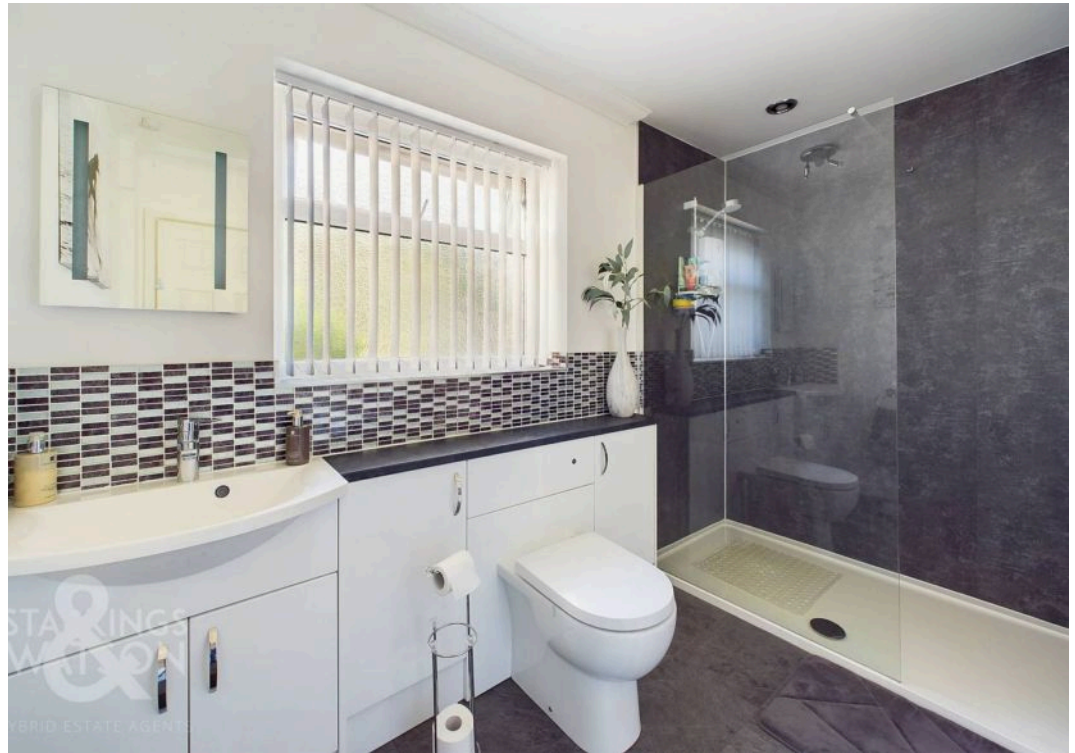
Postcode : NR5 0LT

What3Words : ///marble.gums.hotel

## VIRTUAL TOUR

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



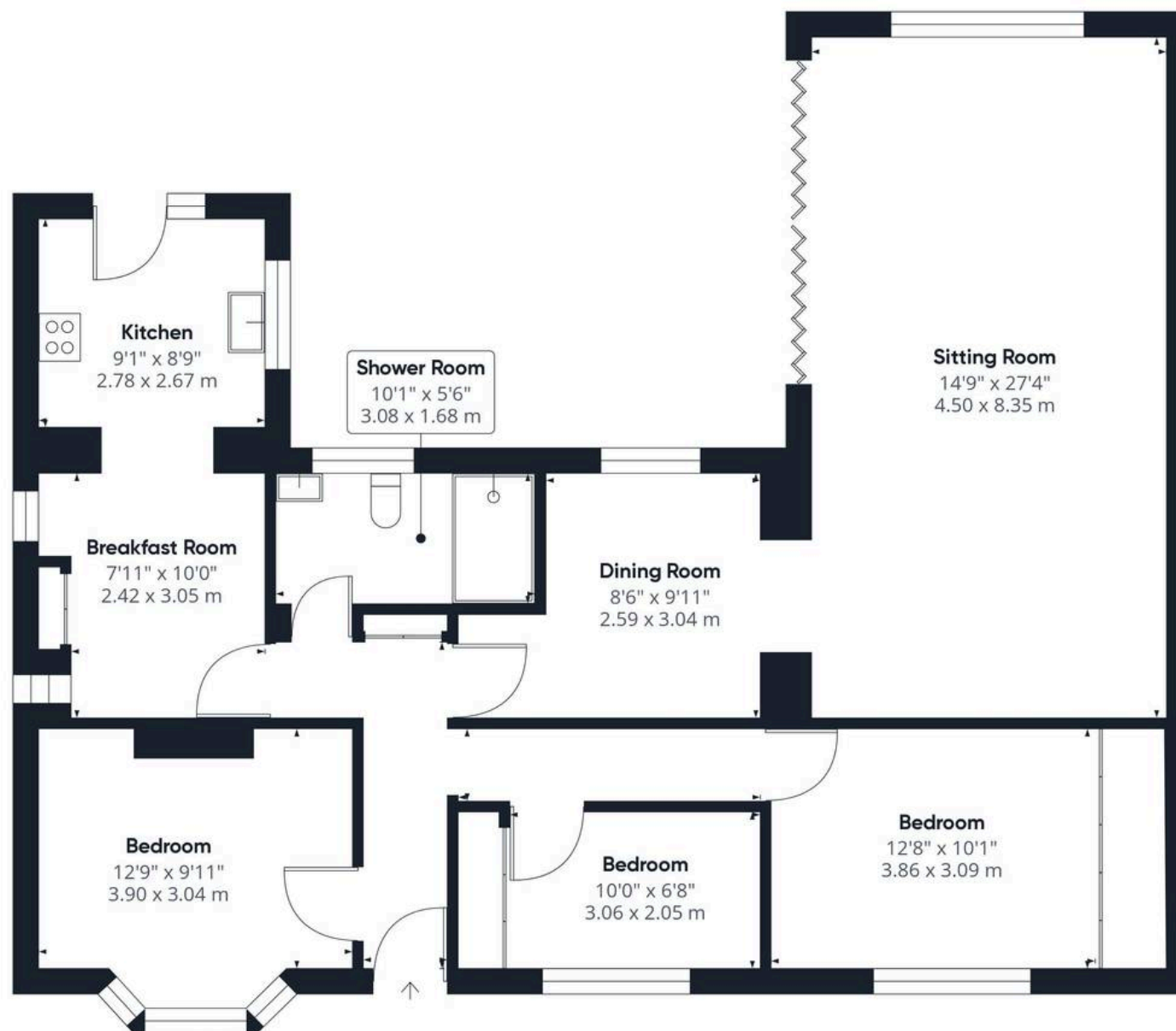




## THE GREAT OUTDOORS

Heading outside, due to the properties u-shaped design, a courtyard style patio has been gained on the raised area, with steps leading down to a central lawn - all enclosed with low level hedging and timber panel fencing. An enclosed brick wall and wrought iron fenced area can be found which was originally a dog run but could be a further patio area or children's play space, with gated access to front and access to the adjacent garage which offers extensive storage, power and lighting.





**Approximate total area<sup>(1)</sup>**

1176.17 ft<sup>2</sup>

109.27 m<sup>2</sup>

(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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