



Tollhouse Road, Norwich - NR5 8QF



Tollhouse Road

Norwich

NO CHAIN! Situated at the end of a quiet CUL-DE-SAC, this stunning DETACHED BUNGALOW has been thoughtfully EXTENDED and IMPROVED to create a truly exceptional living space. Step inside through the welcoming HALLWAY ENTRANCE, complete with INTEGRAL STORAGE, leading into the spacious 18' bay window fronted SITTING ROOM, enjoying a DUAL ASPECT flooding the space with natural light. At the end of the hall, the fully fitted kitchen can be found, and a remarkable 21' DUAL ASPECT DINING ROOM with FRENCH DOORS opening onto the garden. Two generously-sized DOUBLE BEDROOMS offer space and privacy, while the three-piece FAMILY BATHROOM features a shower over the bath. Outside, the WRAPAROUND GARDENS are beautifully landscaped whilst enjoying a TREE-LINED REAR ASPECT. To the front, DRIVEWAY PARKING is available for multiple vehicles.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Detached Bungalow
- Extended & Improved Layout
- 18' Dual Aspect Sitting Room
- 21' Dual Aspect Dining Room with French Doors
- Two Double Bedrooms
- Wraparound Gardens with a Tree-Lined Rear Aspect
- End of Cul-De-Sac Setting

Located on the fringe of Norwich City, this property is ideally placed within convenient distance to the main shopping district, University of East Anglia, Norfolk and Norwich hospital, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

SETTING THE SCENE

The property can be found set back from the road with a paved driveway bordered with a shingle garden offering a range of mature plantings. The driveway leads down to the side of the property where the main entrance can be found under an open porch.



THE GRAND TOUR

Stepping inside, the light and bright hallway offers hard flooring underfoot for ease of maintenance with doors opening to all the accommodation and a useful integral storage cupboard to the right. Straight ahead, the 18' sitting room enjoys a dual aspect flooding the space with natural light with a uPVC double glazed bay fronted window. The room is centred around a feature fireplace and allows for a range of soft furnishing layouts. At the other end of the hallway, the fully fitted kitchen can be found including a range of wall and base storage cupboards and under counter space available for further appliances and white goods, whilst ample worktop space is available for food preparation. At the other end of the kitchen, the door opens to the 21' dining room, boasting skimmed ceilings, LED spotlights and enjoying a dual aspect ensuring the room has a light and bright feel with views overlooking the garden. Ample space can be found for formal dining and French doors open into the garden.

Two double bedrooms can be found from the hall, the first of which found at the front of the home, offering a further bay fronted window with fitted carpeted flooring and space for a double bed and storage furniture. The main bedroom is located centrally from the hallway offering substantial fitted wardrobes, space for a large double bed and French doors opening to the garden. The three piece family bathroom completes the accommodation and includes a shower over the bath with a glass splashback, vanity storage below the sink and a wall mounted heated towel rail.

FIND US

Postcode : NR5 8QF

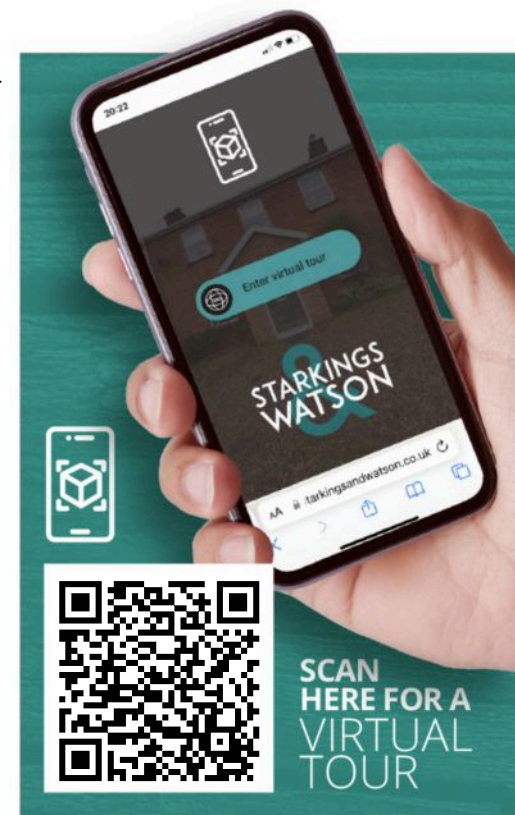
What3Words : ///plant.wins.alarm

VIRTUAL TOUR

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

AGENTS NOTE

The hot tub will be included with the sale of the property.



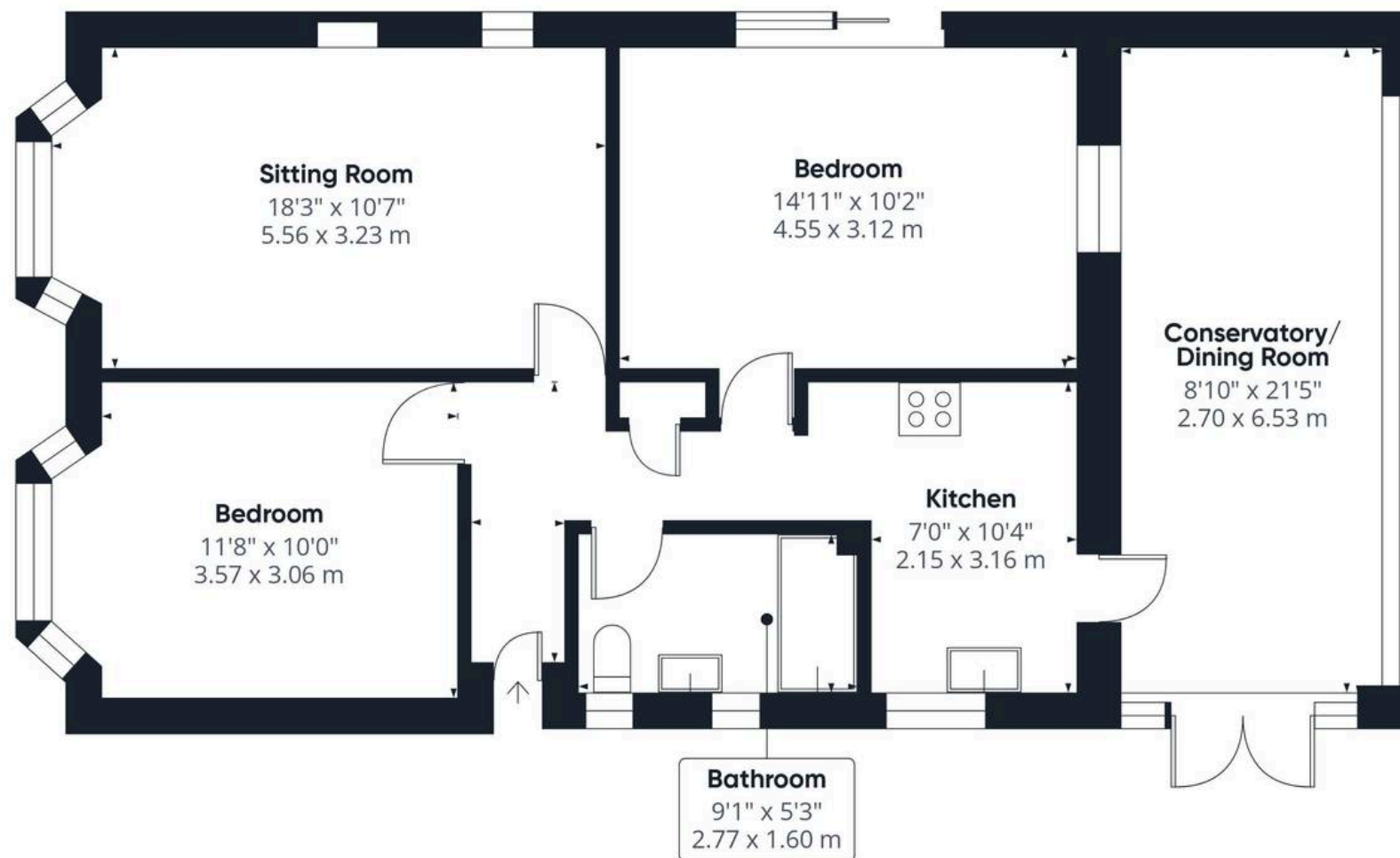




THE GREAT OUTDOORS

Stepping outside, the wraparound gardens initially offer a patio space ideal for outdoor furniture to enjoy the summer months and beyond to the hot tub surrounded by colourful plantings and well established shrubs. Following the pathway around the garden, a shingle space offers further outdoor seating space, in addition to a small pond and mature shrubs and trees with a wooden gate leading out to the driveway.





Approximate total area⁽¹⁾

868 ft²

80.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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