



The Green, Surlingham - NR14 7AG



The Green

Surlingham, Norwich

NO CHAIN. With UNDER FLOOR HEATING throughout, this NEWLY UPDATED and RENOVATED DETACHED BUNGALOW boasts a beautifully LANDSCAPED EXTERIOR with DRIVEWAY and CAR PORT PARKING. As you step through the PORCH and HALL ENTRANCE, you are greeted by BESPOKE CARPENTRY adding a touch of elegance to the space. The 15' DUAL ASPECT SITTING ROOM provides ample natural light and a cosy ambience for relaxation. The heart of the home, the 14' KITCHEN, is a culinary delight with BESPOKE UNITS and SOLID WOOD WORK SURFACES, whilst FRENCH DOORS lead to the garden. The property offers THREE BEDROOMS - all finished with fitted carpet and uPVC double glazing, along with a CONTEMPORARY SHOWER ROOM and RAINFALL SHOWER for convenience and modern living. Perfect for enjoying the fresh air and entertaining, the meticulously MAINTAINED GARDENS offer a tranquil escape from the hustle and bustle of every-day life. Embrace the outdoor lifestyle in this serene NON-OVERLOOKED setting, with the LARGE PATIO ideal for al fresco dining.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G

- No Chain!
- Updated & Fully Modernised Detached Bungalow
- Landscaped Exterior with Driveway & Car Port Parking
- Porch & Hall Entrance with Bespoke Carpentry
- 15' Dual Aspect Sitting Room
- 14' Kitchen with Bespoke Units & Solid Wood Worksurfaces
- Three Bedrooms
- Contemporary Shower Room

The South Norfolk village of Surlingham is a highly sought after location due to its country setting, whilst neighbouring the villages of Rockland St Mary and Bramerton. The village provides local amenities including bus service, whilst Rockland offers a village store and post office. Access to the river network can also be gained, with excellent transport links provided to Norwich and Beccles.



SETTING THE SCENE

Approached via a shingle driveway providing off road parking and turning space, the property is approached via a planted front garden with a timber access gate to the rear garden, and an open carport providing covered parking for several vehicles.

THE GRAND TOUR

Stepping inside, the hall entrance offers the ideal meet and greet space with a bespoke range of built-in storage and with room for coats and shoes, along with a solid wood built-in seating area. Doors lead off to the bedroom accommodation and main living space. The formal sitting room offers dual aspect views to front and rear with wood flooring and underfloor heating underfoot, with recessed spotlighting above. A door takes you to the adjacent kitchen which offers a bespoke range of base level units with solid wood work surfaces and an inset ceramic butler sink. Space is provided for a range style cooker with an extractor fan above, whilst matching up-stands run around the work surface. Ample space is provided for general white goods including a fridge freezer along with a washing machine and dishwasher, whilst the floor standing oil fired central heating boiler can be found to one corner. Views can be enjoyed to front whilst French doors lead out to the rear garden.

The bedroom accommodation includes three carpeted bedrooms - all complete with uPVC double glazing and a neutral decor. Being serviced by the newly fitted shower room - complete with a walk-in double shower cubicle and twin head thermostatically controlled rainfall shower. Storage can be found under the hand wash-basin with contrasting tiling and grout to the floor and walls.

FIND US

Postcode : NR14 7AG

What3Words : ///entertainer.exonerate.upper

VIRTUAL TOUR

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

AGENTS NOTES

The adjacent building plot contains a barn which is being converted into a residential dwelling. Some of the photographs utilise AI Staging to give you inspiration as to how the space could look.



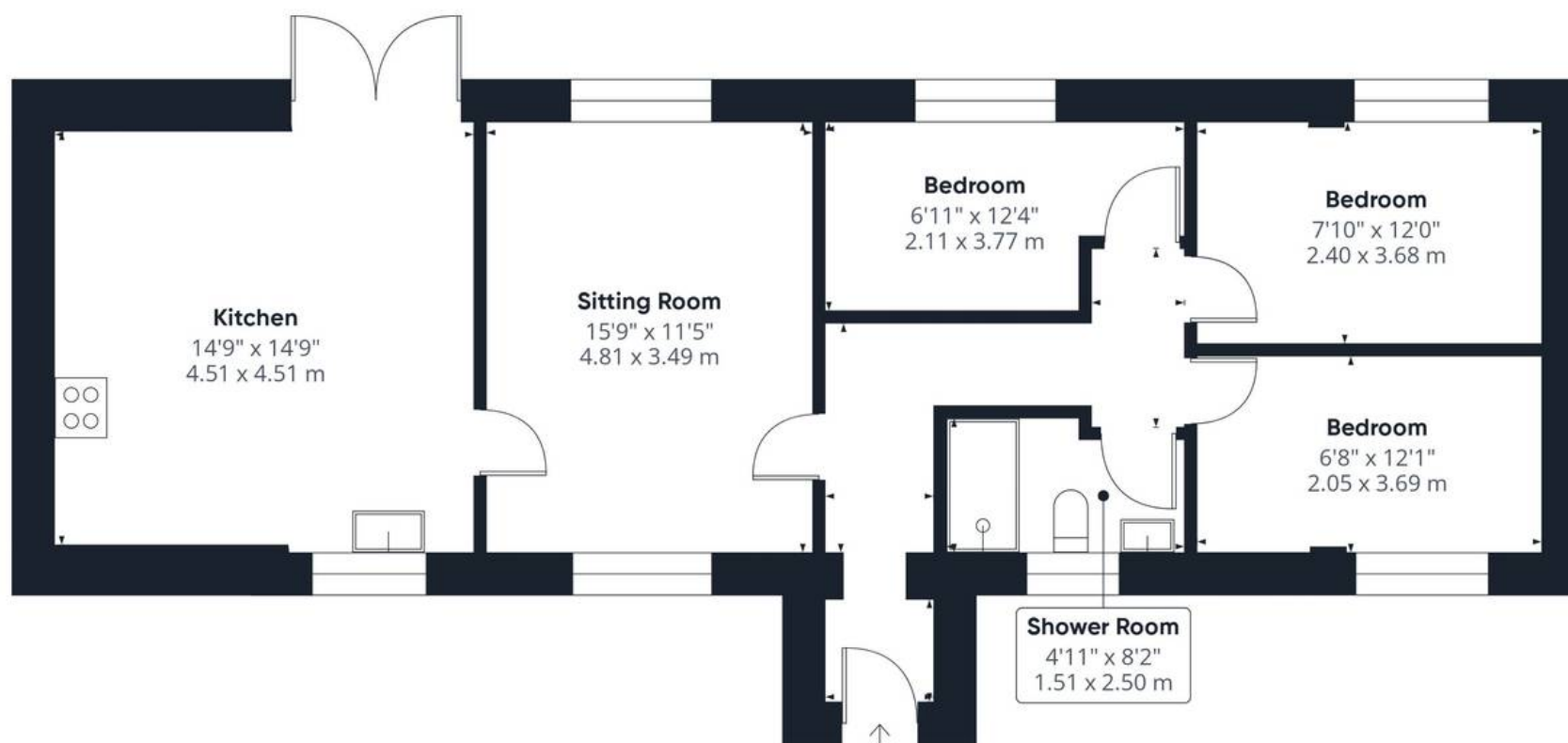




THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing whilst offering a large porcelain tiled patio seating area, with an adjacent timber sleeper bed which has been newly planted. The garden is mainly laid to lawn and includes outside power and lighting, with gated access to side, with the oil tank concealed to one corner.





Approximate total area⁽¹⁾
802 ft²
74.5 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



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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