

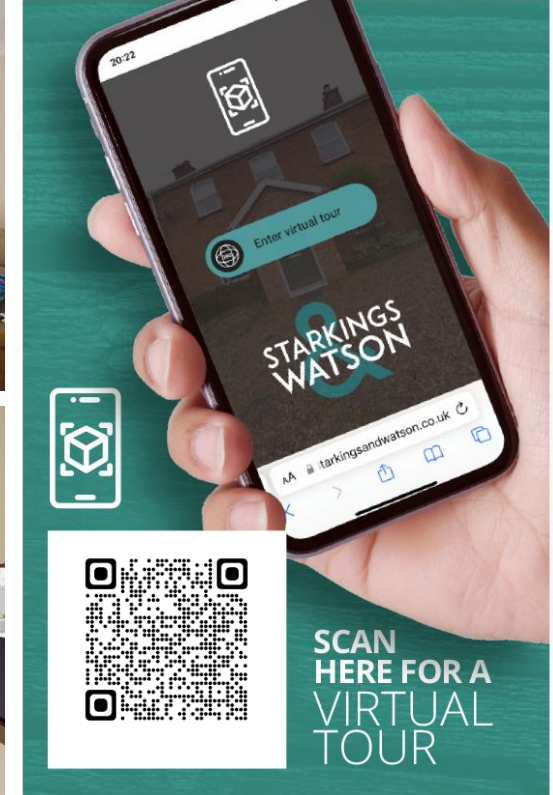
STATION ROAD

# Salhouse, Norwich NR13 6NX

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336556

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# STARKINGS & WATSON



- Prominent Corner Position with Ample Parking
- Extended Detached Bungalow
- Porch & Hall Entrance
- Sitting/Dining Room
- Re-fitted Kitchen & Utility Room
- Four Bedrooms
- Family Bathroom & W.C
- Enclosed Wrap Around Gardens

### IN SUMMARY

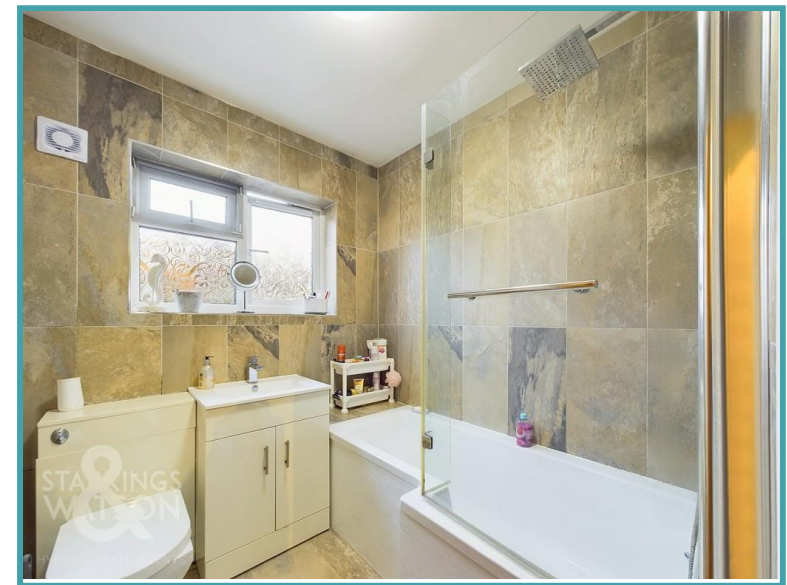
This PROMINENT detached bungalow extends to over 1140 Sq. ft (stms), with a SWEEPING CORNER PLOT allowing for a LARGE PARKING AREA and PRIVATE GARDENS. Having been EXTENDED and MODERNISED, the bungalow offers a flexible and versatile layout, ideal for FAMILY LIVING or with a SELF CONTAINED BEDROOM ANNEXE which could also be an EXCELLENT HOME WORKING ENVIRONMENT. The PORCH and HALL are particularly special, with a GRAND ENTRANCE DOOR and spacious meet and greet space. The 22' SITTING ROOM is big enough to sit and dine, whilst DOUBLE DOORS lead into the re-fitted KITCHEN and UTILITY ROOM beyond. The side porch leads to a further BEDROOM or as mentioned, an ideal annexe/home working environment, with POTENTIAL for a FULL EN SUITE, where at present a W.C is installed. Back into the main property, THREE BEDROOMS and the family bathroom lead off the hall. Outside, the GARDENS wrap around the bungalow, with MATURE PLANTING, seating space and of course a grass area.

### SETTING THE SCENE

Set back from the road and sitting on a sweeping frontage, a large tarmac driveway offers parking, with a picket fence enclosing an area of grass with various planting and shrubbery. The drive leads to the side of the property, where a gate leads to the rear garden.

### THE GRAND TOUR

A welcoming meet and greet space behind a grand entrance door, wood effect flooring runs underfoot, with space for furniture and seating. The hall entrance runs in an L-shape, leading to the main bedroom accommodation and living space. To your left, the main double bedroom can be found, a sizable room with fitted carpet and views over the front garden. The second bedroom sits adjacent, also behind a solid wood internal door, with views over the rear garden. The family bathroom also serves the third bedroom which includes a built-in cupboard, with a three piece suite having been updated, including a shaped shower bath with a rainfall shower and glazed shower screen. The dual aspect sitting room is carpeted, with room for soft furnishings and a dining table, whilst double doors create an amazing open plan entertaining space. The kitchen has been re-fitted and includes a range of wall and base level units, with an inset gas hob and built-in electric oven, along with a ceramic sink and drainer unit. A dishwasher is integrated, whilst the utility room is open plan and includes space for a washing machine, dishwasher and American style fridge freezer. A rear lobby allows for garden access but also independent access into the fourth bedroom - a versatile room



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which can be further reception space or an ideal home working environment. A dressing room leads off with a W.C, with scope to create a full en suite shower room if required.

#### THE GREAT OUTDOORS

Heading outside, the rear garden is all fully enclosed with timber panelled fencing, whilst boasting a private non-overlooked rear aspect. Laid to lawn, the gardens wrap around the side and rear, including various planting, shrubbery and hedging, along with a green house and two timber storage sheds. A wildlife pond is tucked in the rear corner, with a shingle and paved seating area.

#### OUT & ABOUT

Salhouse is situated East of Norwich, set between Rackheath and Blofield. Local amenities include a primary school, village and post office. The City of Norwich offers a wide range of shopping, leisure and cultural facilities as well as a main line railway station serving London Liverpool Street and an international airport. Villages within close proximity include Brundall and Acle which both offer further amenities including doctors and pharmacists, whilst benefiting from excellent transport links both by road and rail.

#### FIND US

Postcode : NR13 6NX

What3Words : ///confetti.crystal.baseballs

#### 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.

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1144.89 ft<sup>2</sup>  
106.36 m<sup>2</sup>

