

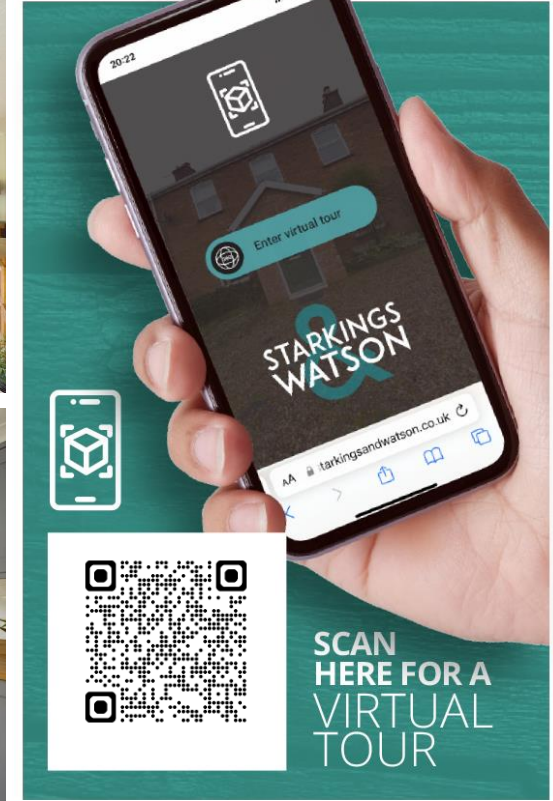
GREEN LANE EAST

Rackheath, Norwich NR13 6QL

Freehold | Energy Efficiency Rating : C

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

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STARKINGS  
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- Prominent Corner Plot
- Extended Semi-Detached Bungalow
- 20' Sitting/Dining Room
- Open Plan Kitchen with Velux Window
- Conservatory with Garden Views
- Three Bedroom
- Two Shower Rooms
- Enclosed Gardens, Driveway & Double Garage

### IN SUMMARY

Occupying a PROMINENT CORNER POSITION this 1130+ Sq. ft (stms) BUNGALOW enjoys PRIVATE GARDENS and a large drive with a DOUBLE GARAGE. Having been EXTENDED and MODERNISED over the years, the property is the PERFECT BLEND of FAMILY FRIENDLY LIVING, coupled with the benefit of an exterior SUMMER HOUSE/HOME OFFICE. The accommodation comprises a hall ENTRANCE, 20' SITTING ROOM, 12' CONSERVATORY, 12' KITCHEN with VELUX WINDOW, three bedrooms, and TWO SHOWER ROOMS. With a LIGHT and BRIGHT feel, the property enjoys a RURAL VILLAGE setting with AMENITIES, but is close to the NDR Broadland Northway for unrivalled access around Norfolk.

### SETTING THE SCENE

Surrounded by mature high level hedging, the secluded plot is laid to lawn at the front, with a driveway to the rear. Access leads to the left hand side of the bungalow, with a hard standing footpath to the front.

### THE GRAND TOUR

Once inside, the carpeted entrance hall leads to the various bedrooms, with a loft access hatch above. To your left you start in the main double bedroom, with a window to front, and a full width wardrobe and sliding doors. The other two bedrooms sit on the opposite side of the hall and are both comfortable double bedrooms. The shower room has been modernised and offers a fully tiled room, with storage under the wall hung sink, and a thermostatically controlled shower. The kitchen sits in the heart of the home, with a velux window overhead. The kitchen space includes a modern range of wall and base level units with wood work surfaces, and space for a Range style gas cooker. There is space for a dishwasher and fridge freezer, with a rear lobby including a cupboard for laundry appliances. The sitting room is open plan to the kitchen, with wood effect flooring, uPVC double glazed window to front, ample space for soft furnishing and dining, with further living space in the conservatory - accessed via French doors. A further shower room leads off the rear lobby, with a three piece suite, tiled walls and flooring, and heated towel rail.

### THE GREAT OUTDOORS

Heading outside, the lawned garden runs across the width of the property, fully enclosed and well stocked with shrubbery and hedging to the borders, creating a secluded feel. A patio sits to the far corner, with various raised beds and planting. The timber built summer house is currently used as a home office, with power and lighting. A door to the side of the



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double garage gives access, with an up and over door to front, power and lighting.

#### OUT & ABOUT

The property is located on the Rackheath and Salhouse borders, inside the Broadland Northway. Within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

#### FIND US

Postcode : NR13 6QL

What3Words : ////cooks.mats.feed

#### 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<sup>m</sup>  
1135.9 ft<sup>2</sup>  
105.53 m<sup>2</sup>

