

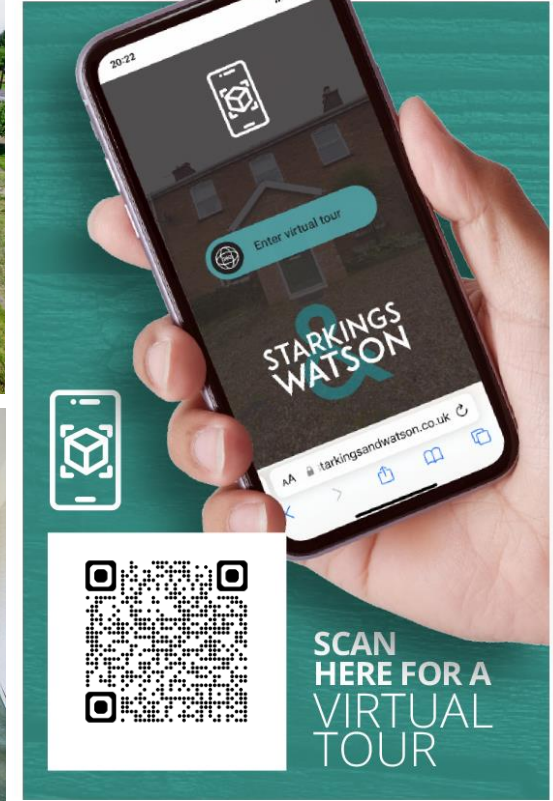
FARMAN CLOSE

Salhouse, Norwich NR13 6QD

Freehold | Energy Efficiency Rating : C

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STARKINGS & WATSON

- No Chain!
- Semi-Detached Bungalow
- Potential to Update & Modernise
- Large South Facing Garden
- Sitting Room with Garden Views
- Kitchen & Utility Room
- Two Bedrooms
- Garage & Driveway

IN SUMMARY

NO CHAIN. This semi-detached BUNGALOW requires UPDATING and MODERNISATION, but enjoys a SOUTH FACING 0.17 ACRE PLOT (stms). With HUGE POTENTIAL to EXTEND and REMODEL (stp), the bungalow offers a modest 646 Sq. ft (stms) interior with TWO BEDROOMS off the hall entrance. The 13' SITTING ROOM enjoys garden views, with a modernised SHOWER ROOM in place, 8' KITCHEN and useful PANTRY CUPBOARD and UTILITY ROOM. The REAR PORCH could be a small sun room. The GARDENS are a particular feature given their SIZE, with various planting in place which now requires taming.

SETTING THE SCENE

Set back from the road behind low level timber picket fencing, the front garden offers a range of mature hedging whilst further double timber gates open up to the shingle driveway providing tandem parking and access to the adjacent garage.

THE GRAND TOUR

The uPVC double glazed front entrance door leads to the carpeted hall entrance with the bedroom accommodation situated to the left hand side of the bungalow and the living space to the right. As you enter, the second bedroom can be found immediately to your left with fitted carpet and a uPVC double glazed window to front, with a larger bedroom facing to rear enjoying garden views and a range of built-in bedroom furniture. The shower room has been updated to include an electric shower, fully tiled walls and window to front. The sitting room enjoys garden views with a feature fireplace and built-in storage cupboard, whilst a door leads straight into the adjacent kitchen which includes a range of built-in base level units, space for electric cooker, further built in pantry cupboard and doors to various utility areas. A larger walk in pantry can be found facing to the front with the utility room requiring some remedial works but offering space for general white goods including the washing machine. The rear porch could also be used as a small sun-room with wood effect flooring underfoot, built-in brick built storage shed and door leading to the rear garden.

THE GREAT OUTDOORS

As you step outside, a large shingle expanse can be found, creating the perfect space for outside entertaining, whilst the main garden is laid to grass with open low level boundaries to both sides. Various planting and hedging can be found throughout the garden - now requiring some works, whilst a useful timber shed and greenhouse can be found adjacent to the garage which offers an up and over door to



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front.

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 6QD

What3Words : ///reactions.engulfing.lavender

VIRTUAL TOUR

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

AGENTS NOTE

The property and garden are held on two separate land registry titles.

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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area¹
646.8 ft²
60.09 m²

