



Barley Close, Cantley - NR13 3AF



Barley Close

Cantley, Norwich

NO CHAIN. Tucked away in a RURAL cul-de-sac SETTING, this detached bungalow offers some 875 Sq ft (stms) of accommodation, with a 15' KITCHEN/DINING ROOM creating the hub of the home. The SOUTH FACING frontage incorporates a tandem driveway, providing ample parking leading to the GARAGE. The HALL ENTRANCE is a fantastic welcoming space, with the SITTING ROOM on your right, with views over the front garden. The KITCHEN is finished with an ABUNDANCE of STORAGE whilst offering an BREAKFAST BAR and SPACE for a TABLE, with various appliances. The third bedroom is adjacent to the kitchen, ideal as a STUDY or DINING ROOM, with all THREE BEDROOMS being DOUBLE in SIZE. An EN SUITE can be found off the main bedroom, with the FAMILY BATHROOM offering a SHOWER OVER the BATH. The rear GARDEN is PRIVATE, with easy access to the GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Chain!
- Detached Bungalow in Cul-De-Sac Setting
- Approx. 875 Sq. ft (stms)
- 16' Sitting Room with Feature Fireplace
- 15' Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom & En Suite Shower Room
- Tandem Driveway & Detached Garage

Cantley sits to the East of the City of Norwich, with the village being tucked away in the Norfolk Countryside but located within only four miles of both Acle and Brundall. The village itself offers a small range of amenities including a railway station, local public houses and restaurants and a Primary School. Being close to both Acle and Brundall means there is easy access to a variety of local shops, surgeries and of course the leisure activities associated with the Norfolk Broads.

SETTING THE SCENE

Occupying a private cul-de-sac setting with open views to front, a lawned expanse first greets you, with a tarmac driveway leading to a further brick weave private driveway and detached garage. The hard standing footpath is bordered by mature planting, leading to the main entrance door.



THE GRAND TOUR

Once inside, the hall entrance is finished with fitted carpet and the loft access hatch, with doors leading to the three bedrooms and main living space. Immediately to your right as you enter is the formal sitting room with a feature fireplace and double glazed window to front, with fitted carpet underfoot. The kitchen sits at the rear of the property with space for a dining table whilst the work surface also includes a breakfast bar. Main kitchen units run to two sides of the room whilst the work surfaces form a U-shaped setting with integrated cooking appliances including an inset electric ceramic hob, stainless steel splash backs and extractor fan, along with a built-in electric oven. Further appliances include an integrated fridge and dishwasher, with the floor standing oil fired central heating boiler sitting to one corner. Space is also provided for a washing machine. A window and door faces to the rear, whilst tiled flooring runs underfoot for ease of maintenance. Back into the hall entrance the three bedrooms lead off - all finished with fitted carpet and double glazing, including the main bedroom which includes a built-in double wardrobe and private en suite. The ensuite is finished with a three piece suite including a walk-in shower cubicle with tiled splash backs and flooring underfoot. Completing the property is the family bathroom with a further white three piece suite including tiled splash-backs, uPVC double glazing and a mixer shower tap with glazed shower screen over the bath.

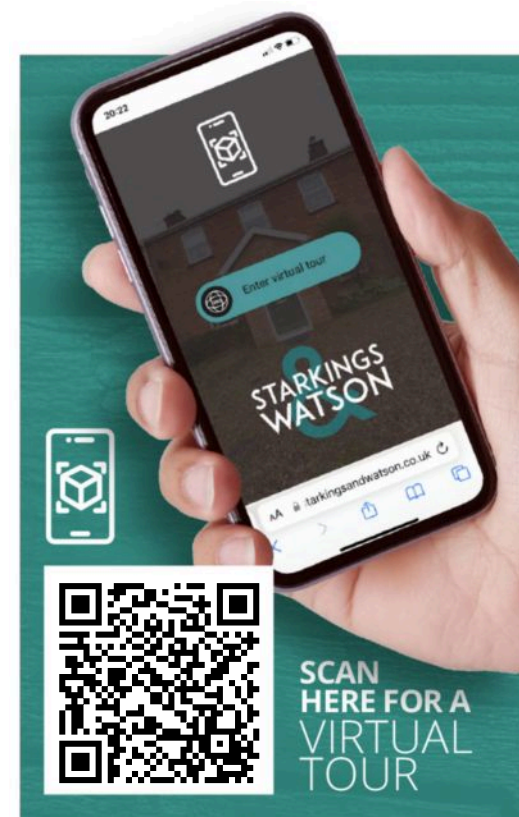
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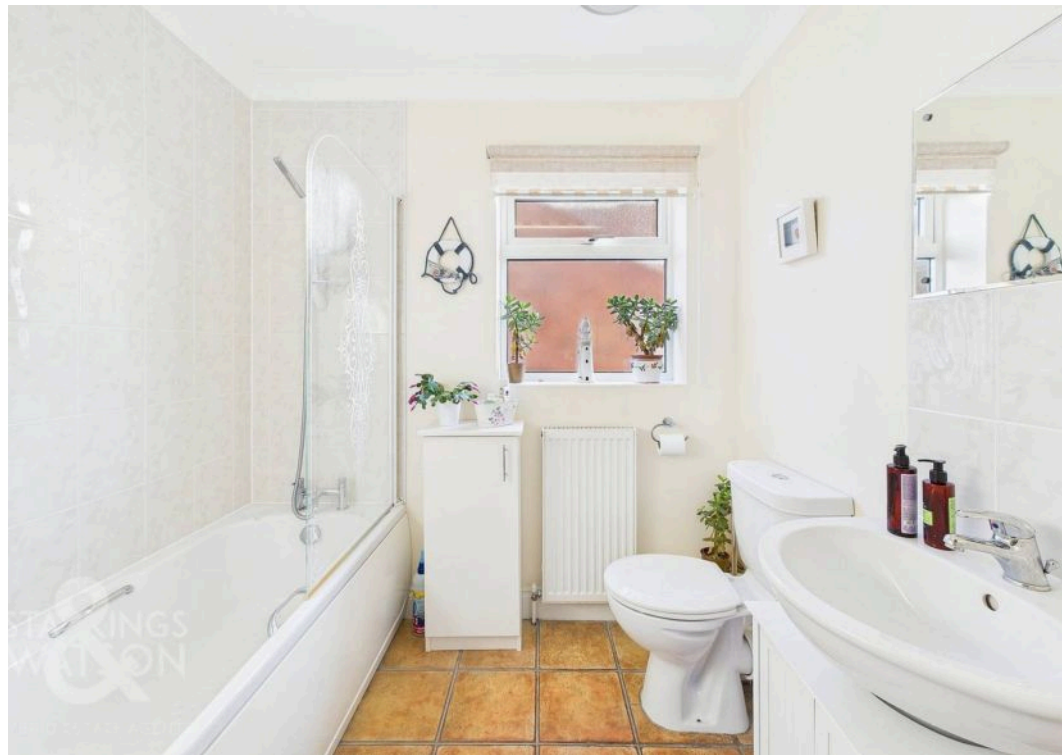
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VIRTUAL TOUR

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



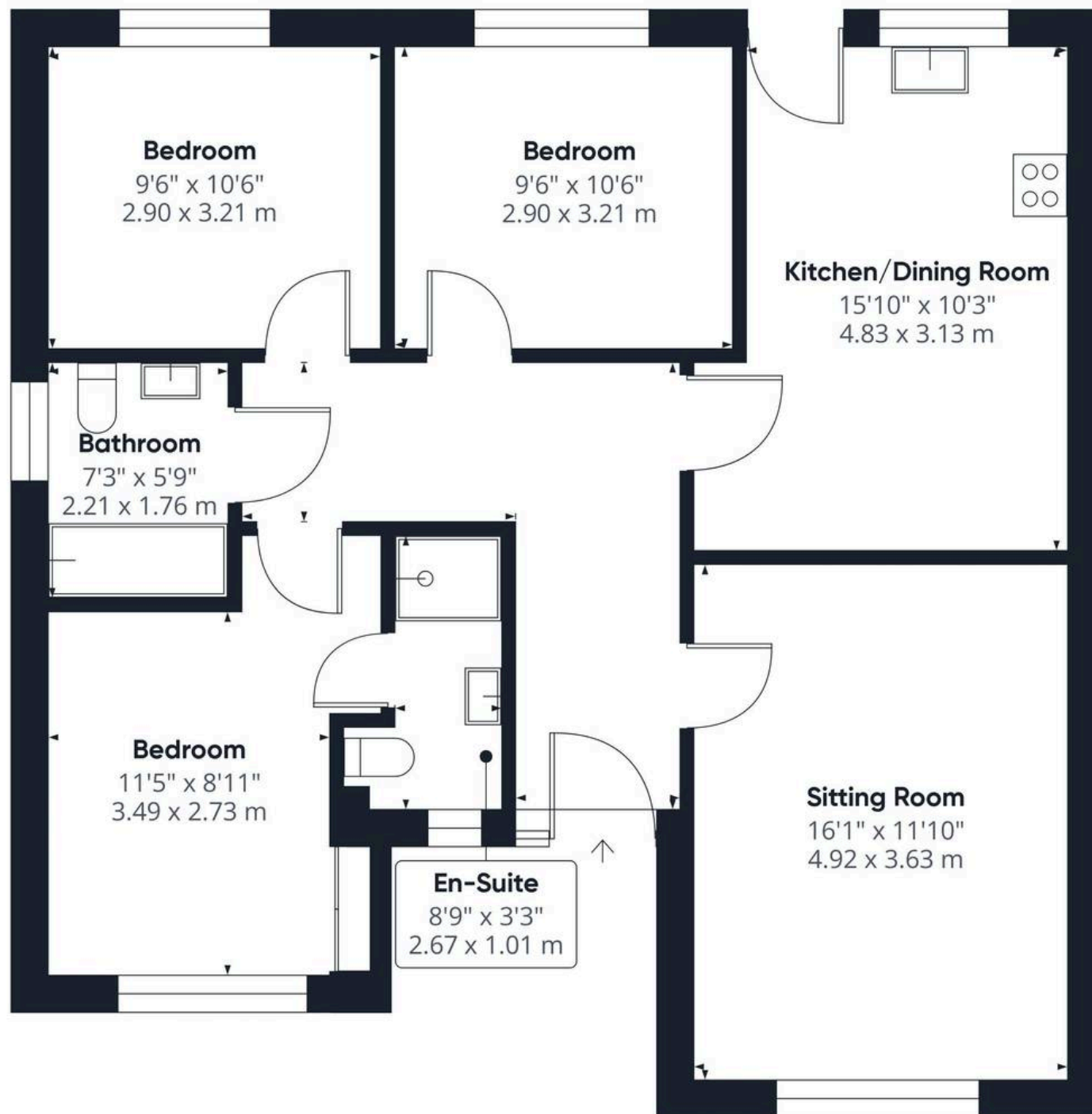




THE GREAT OUTDOORS

Tucked away and enjoying a non-overlooked rear aspect, the lawned rear garden is enclosed with timber panelled fencing. Various planting and trees can be found, with the oil tank concealed to one side. Space is provided on the patio for alfresco dining, with gated access leading to the adjacent driveway. The garage is accessed via an up and over door to front, with a door to side, storage above, power and lighting with accessible plug sockets for any additional appliances. This doubles up as a place to park a car and also offers storage, both within the garage itself and within the eaves of the roof.





Approximate total area⁽¹⁾

875.54 ft²

81.34 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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