



Station Road, Salhouse - NR13 6NY





## Station Road

Salhouse, Norwich

Presented to the market is this stunning 2009 BUILT DETACHED BUNGALOW situated in a PRIVATE DRIVEWAY SETTING. Offering over 1480 sq. ft (stms) of accommodation, this BEAUTIFULLY MAINTAINED PROPERTY boasts a range of desirable features, including UNDER FLOOR HEATING, SOLAR PANELS and a WARM ROOF to the garden room. The welcoming entrance leads into the IMPRESSIVE 23' BAY FRONTED SITTING ROOM which is flooded with natural light, complemented by the 10' GARDEN ROOM. The heart of the home lies within the 19' RE-FITTED KITCHEN/BREAKFAST ROOM, adorned with EXTENSIVE STORAGE options, along with a MATCHING UTILITY ROOM. Accommodation includes THREE BEDROOMS, with the updated EN SUITE and FAMILY BATHROOM, adding a touch of luxury. The property also benefits from a 2025 replacement gas fired CENTRAL HEATING BOILER. With the WALLED GARDENS wrap around to the side and rear, offering a SERENE RETREAT for outdoor relaxation. A large patio seating area to the rear is perfect for alfresco dining, accompanied by an adjacent lawned garden and further shingled SEATING AREA.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



- 2009 Built Detached Bungalow
- Private Driveway Setting
- Over 1480 Sq. ft (stms) of Accommodation
- 2025 Replacement Gas Fired Central Heating Boiler
- 23' Bay Fronted Sitting Room & 10' Garden Room
- 19' Re-fitted Kitchen/Breakfast Room with Extensive Storage
- Three Bedrooms
- Updated En Suite & Family Bathroom

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.

#### SETTING THE SCENE

Tucked away at the end of a private driveway serving only three properties, a low maintenance block paved frontage with mature planting can be found, in an adjacent hard standing driveway providing double parking and access to the adjacent garage. Gated access leads to the rear, whilst a pathway takes you to the main front entrance door.



## THE GRAND TOUR

The hall entrance is finished with fitted carpet and a recessed barrier mat, with doors leading to the bedroom and living accommodation beyond. To your right hand side, the front facing sitting room can be found with dual aspect views to front and side, including a walk-in bay window, with fitted carpet underfoot and double doors taking you to the kitchen and garden room beyond. The garden room sits to the side and enjoys garden views via three aspects, with French doors leading out, with fitted carpet under foot. The kitchen has been re-fitted to include an extensive array of built-in storage cupboards, with integrated cooking appliances including an inset electric ceramic hob and built-in eye level electric double oven. Tiled splash-backs run around the work surface, with tiled flooring under under foot, with space for a wine cooler and an integrated dishwasher included. Dual aspect views can be enjoyed through the front, side and rear facing windows, with French doors leading out to the rear patio. Ample space is provided for a dining table, whilst a full bank of storage drawers sits to one side with work surfaces above. Doors lead back into the hall entrance and also to the adjacent utility room, which is finished in a matching style with space for laundry appliances including a washing machine and tumble dryer, with wood effect flooring under foot, door to rear, and newly installed wall mounted gas fired central heating boiler.

From the hall entrance, the bedroom accommodation includes a walk-in bedroom or study, with wood effect flooring underfoot, front facing window and built-in double storage cupboard. The second bedroom sits adjacent with front facing views and built-in double wardrobes, with a family bathroom. Re-fitted to include a white four piece suite with storage under the hand wash basin, panelled bath and walk-in double shower cubicle with a rainfall shower and tiled splash-backs. Completing the property is the main bedroom which sits to the rear of the bungalow, with a view across the garden, twin built-in double wardrobes and door to the ensuite shower room - including a walk-in double shower cubicle with a thermostatically controlled shower, aqua board splash-backs, tiled splash-backs and useful built-in storage under the hand wash basin.

## FIND US

Postcode : NR13 6NY

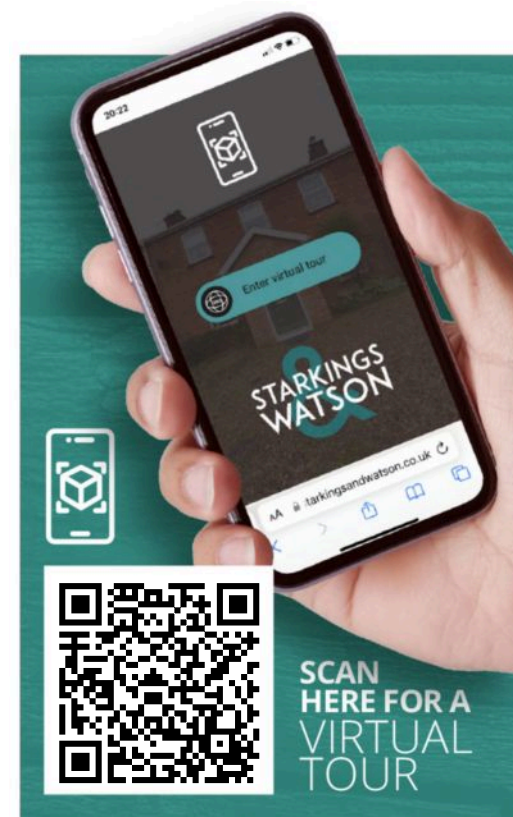
What3Words : ///magic.investor.putts

## VIRTUAL TOUR

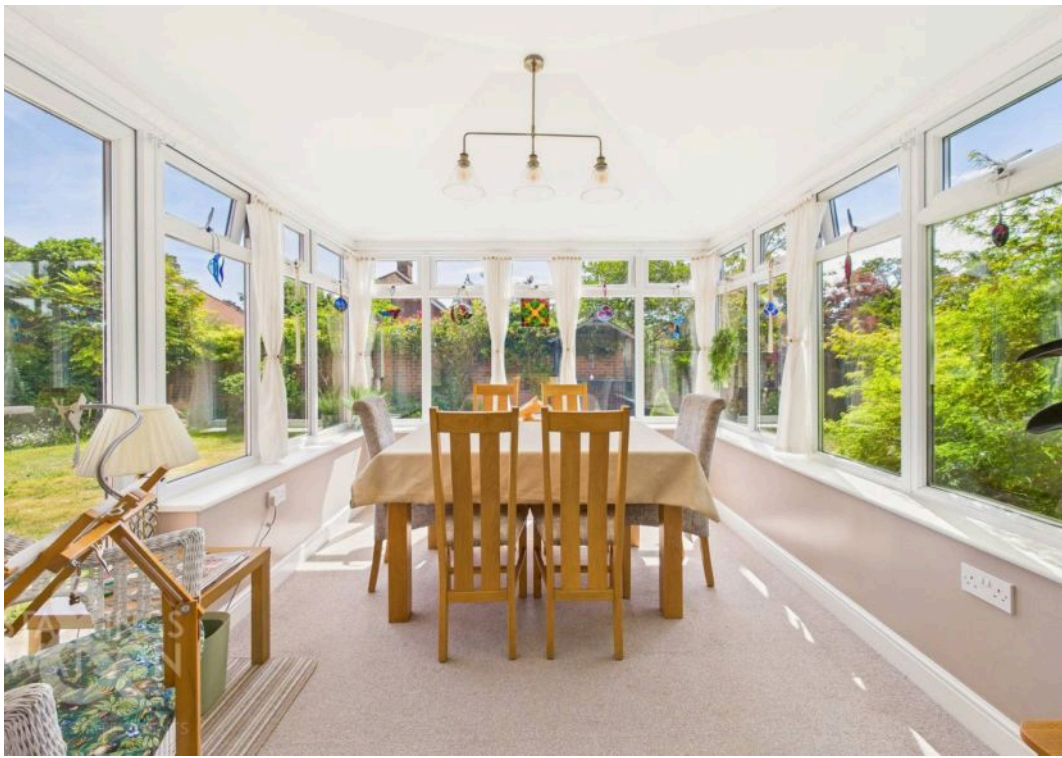
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

The driveway is held within the freehold title, with shared responsibility with the neighbours for the upkeep and maintenance. Solar panels offer electricity and an income.









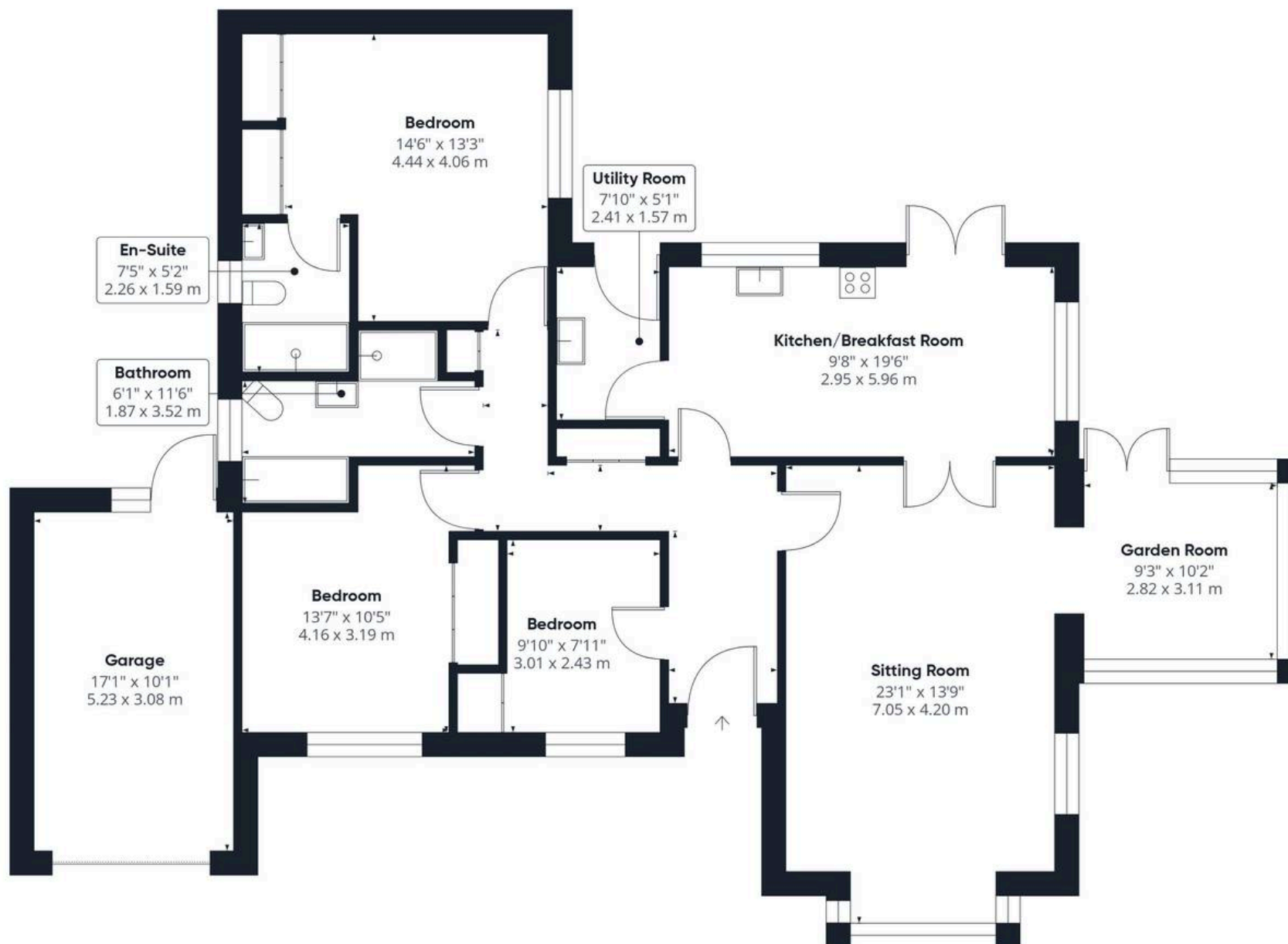


## THE GREAT OUTDOORS

The gardens wraps around to the side and rear of the bungalow with a large patio seating area to the rear, with an adjacent lawned garden and then further shingled seating area to the front. Enclosed with timber panel fencing and brick walling to the front and side boundaries, gated access can be found leading to the driveway with an array of mature planting and shrubbery. The garage offers a rear aspect with a utility garden area including a further timber built storage shed, with the garage itself offering an up and over door to front, window to rear, power and lighting.







Approximate total area<sup>(1)</sup>

1488 ft<sup>2</sup>

138.1 m<sup>2</sup>

(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





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