



Topcliffe Avenue, Salhouse - NR13 6RN

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HYBRID ESTATE AGENTS



Topcliffe Avenue

Salhouse, Norwich

Nestled within a desirable neighbourhood, this secluded property enjoys a GATED PLOT, with NON-OVERLOOKED GARDENS. Boasting an array of appealing features, an adjoining GARAGE provides convenient parking or a handy workshop space. Inside, the inviting ambience is evident with TWO RECEPTION ROOMS seamlessly flowing into one another, complete with FRENCH DOORS leading out to the rear. The KITCHEN is complemented by a well-kept UTILITY ROOM, offering modern convenience. Rest and relaxation are easily achieved in any of the THREE DOUBLE BEDROOMS, adorned with a RE-FITTED EN SUITE and FAMILY BATHROOM. Upgrades such as REPLACEMENT WINDOWS and recent exterior including GUTTERING ensure a stylish and LOW-MAINTENANCE living experience. Tucked away for ULTIMATE PRIVACY, the garden beckons with its serene setting. A central grassy area is complemented by a footpath and PATIO that span the rear of the property, perfect for al fresco dining or peaceful moments of reflection.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Garage with Gated Entrance
- Two Reception Rooms with Open Plan Feel & French Doors to Rear
- Kitchen with Separate Well Kept Utility Room
- Three Double Bedrooms
- Re-fitted En Suite & Family Bathroom
- Replacement Windows & Exterior Works
- Ample Parking & Adjoining Garage
- Private & Secluded Non-Overlooked Gardens

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 and set back from the road, this secluded property is approached via twin wrought iron gates opening up to a shingle driveway offering off road parking and turning space. A lawned front garden sits adjacent, enclosed behind mature hedging with gated access leading to the rear garden.

THE GRAND TOUR

The hall entrance is finished with wood effect flooring for ease of maintenance, with a built-in storage cupboard to one side, with doors leading off to the main living accommodation and kitchen. The hallway continues to the bedrooms with a loft access hatch above and built-in airing cupboard. Starting in the main sitting room, this bay fronted room offers a light and bright feel with a feature open fireplace and wood flooring flowing underfoot. An opening takes you to the adjacent dining room which flows seamlessly, with continued wood effect flooring and French doors which lead out to the rear garden offering a green and leafy outlook beyond. The kitchen sits adjacent with an updated feel, incorporating an L-shaped arrangement of wall and base level units, with tiled splash-backs running around the work surface and tile flooring underfoot. Space is provided for an electric cooker with an extractor fan above, along with room for a dishwasher. The utility room offers further usable space with room for a fridge freezer, dishwasher and washing machine. A door takes you to the rear garden, with tiled splash-backs running around the work surface and tile flooring underfoot. Three double bedrooms lead off the hall entrance - all finished with wood affect flooring and the two front facing bedrooms enjoying built-in wardrobes, with the larger including a bay fronted window. The main double bedroom sits to the rear of the property enjoying garden views whilst also including a private ensuite shower room which has been updated and modernised complete with a three piece suite.

The hand wash basin includes useful built-in storage space below, with a walk-in shower cubicle including a thermostatically controlled shower, with attractive tiled splash-backs and flooring along with a heated towel rail. Completing the property is the family bathroom which has also been modernised to include useful storage under the hand wash basin, with a panelled bath including a mixer tap and thermostatically controlled shower, with a glazed shower screen along with tiled splash-backs and flooring.

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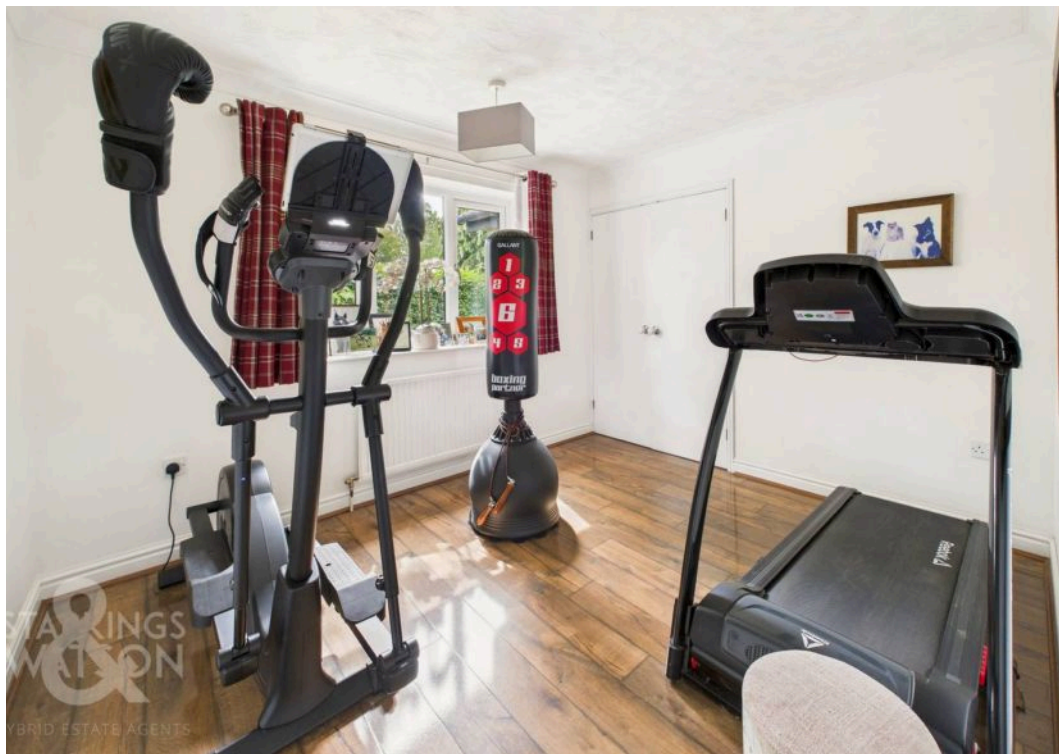
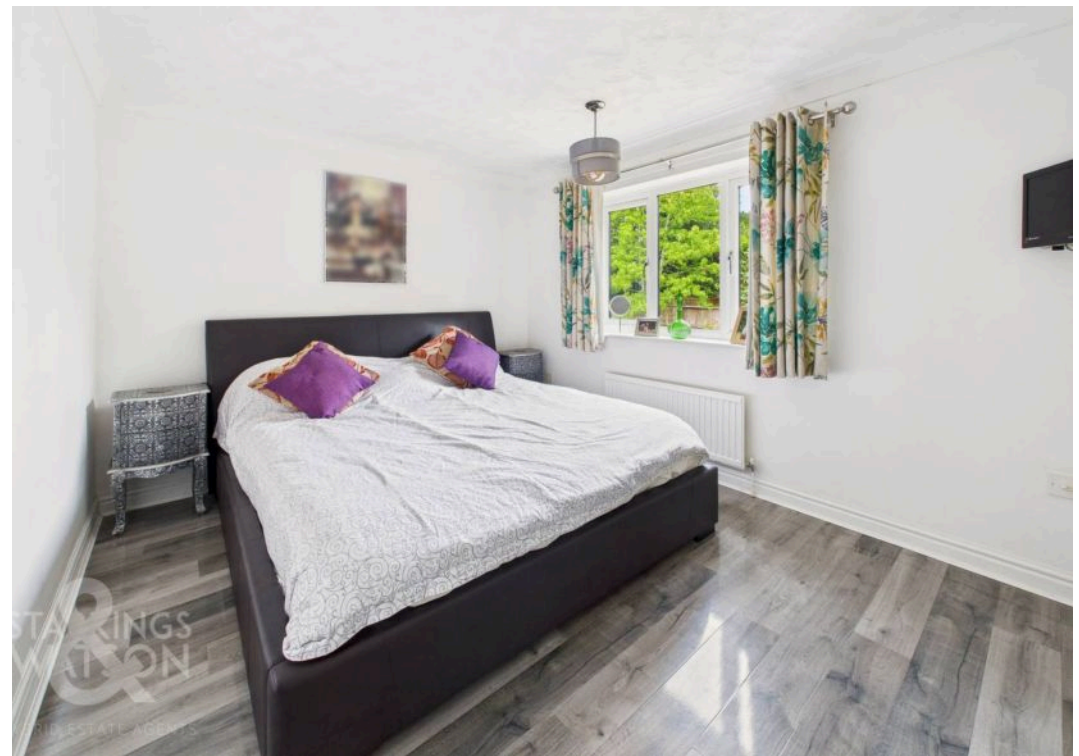
Postcode : NR13 6RN

What3Words : ///digests.banter.flops

VIRTUAL TOUR

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



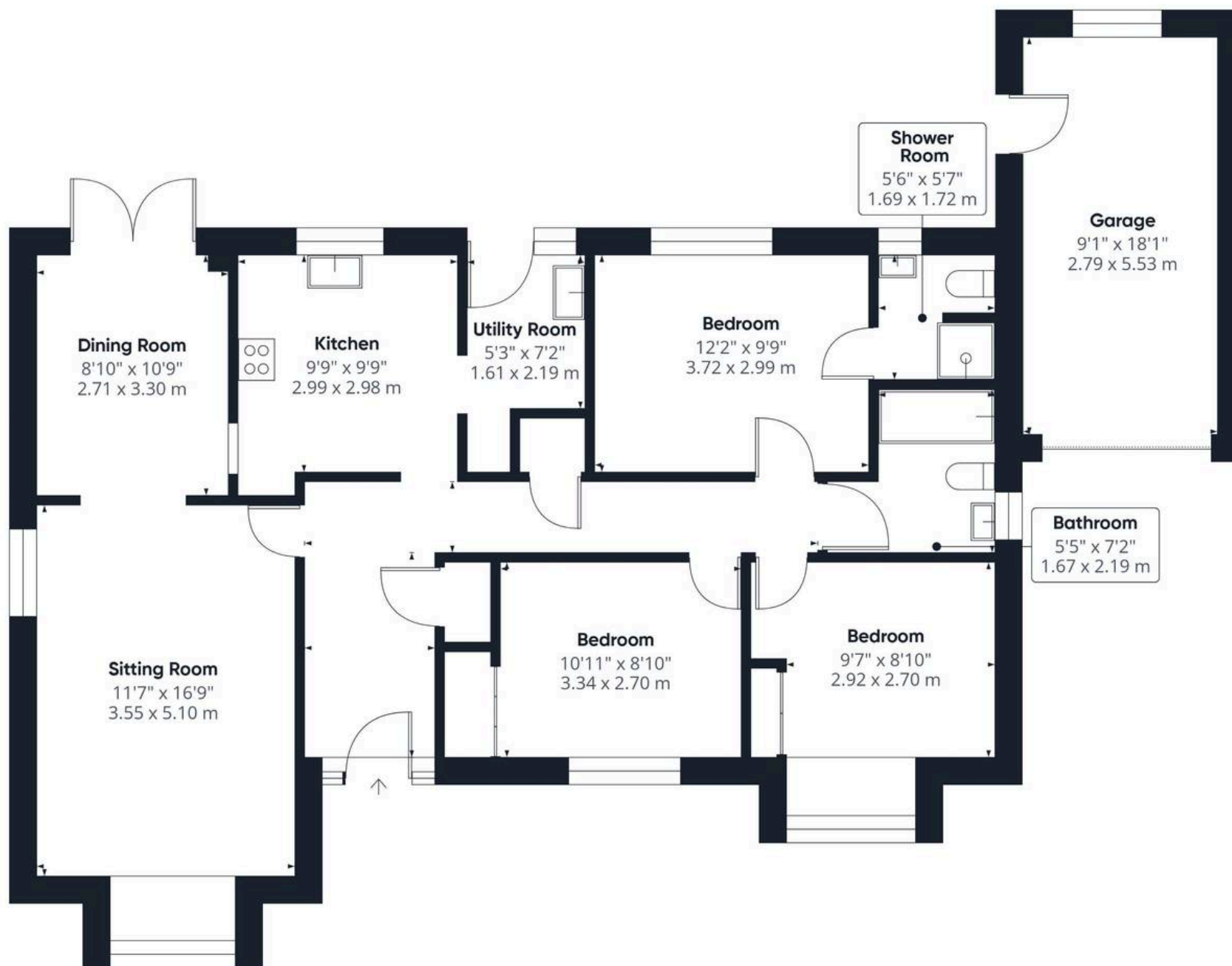




THE GREAT OUTDOORS

Secluded and private, the garden offers a central area of grass, with a hard selling footpath and patio which runs across the rear of the bungalow. Enclosed with timber panel fencing, planted borders add colour, with a useful storage area siting to one side of the garden where a timber shed with power and oil tank can be found, with gated access into the driveway, and a door taking you to the adjoining garage. The garage is accessed via an electric up and over door to front or side access door, with a window to rear, storage above, floor standing oil fired central heating boiler, power and lighting.





Approximate total area⁽¹⁾

1156 ft²
107.4 m²

(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



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

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