



Main Road, North Burlingham - NR13 4TA



Main Road

North Burlingham, Norwich

Located close to BRUNDALL and ACLE, this property boasts over 1370 sq. ft (stms) of accommodation, perfect for those seeking spacious SINGLE STOREY living with a HUGE AMOUNT of FLEXIBILITY. The interior features TWO RECEPTION ROOMS, a CONSERVATORY for enjoying natural light year-round, a WELL-EQUIPPED KITCHEN, and a separate UTILITY ROOM for added convenience. Offering flexibility, the property can house up to FOUR BEDROOMS, with the main bedroom benefitting from an EN SUITE shower room, complemented by a family bathroom for added comfort. Tucked away for privacy, the residence enjoys PRIVATE ENCLOSED GARDENS, ideal for relaxation or entertaining. Completing the package is a DOUBLE DRIVEWAY and DOUBLE GARAGE, ensuring ample space for parking and storage needs.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Located Just off the A47 Close to Brundall & Acle
- Over 1370 Sq. ft (stms) of Accommodation
- Two Reception Rooms & Conservatory
- Kitchen & Separate Utility Room
- Up to Four Bedrooms
- En Suite & Family Bathroom
- Private Enclosed Gardens
- Double Driveway & Garage

The popular rural village location of North Burlingham offers easy access to Norwich and Great Yarmouth. The village is located close to the large villages of Lingwood and Acle which offer an extensive array of amenities including train stations, shops, post offices, school facilities, public houses and regular bus services. The village is well known for its abundance of countryside walks and rural views.

SETTING THE SCENE

Approached via a resin driveway providing off road parking for several vehicles, well kept hedged boundaries border both sides of the property, with an immaculate front flower and shrub bed, whilst gated access leads to the rear garden and a pathway take you to the main entrance door. The double garage offers parking with wiring installed for an EV charger.



THE GRAND TOUR

Stepping inside, the carpeted hall entrance offers the ideal meet and greet space, with a useful built-in storage cupboard and doors leading off to the living and bedroom accommodation. To your left hand side as you enter, the first of the double bedrooms can be found with fitted carpet underfoot and a front facing double glazed window. The second bedroom sits adjacent with a contemporary decor, wood effect flooring, and built-in double wardrobe. The fourth bedroom sits to the side with space to house a small double bed, with fitted carpet underfoot. The main bedroom sits opposite with a front facing bay window, contemporary decoration, fitted carpet underfoot and built-in double wardrobe. A door leads off to a private ensuite shower room with a white three piece suite including a corner shower cubicle with thermostatically controlled rainfall shower, storage under the hand wash basin, tiled flooring and heated towel rail. As you head down the hall, a further built-in storage cupboard can be found along with the family bathroom which offers a white three piece suite with storage under the hand wash basin, panelled bath with electric shower above, tiled splash-backs and heated towel rail. The kitchen offers a re-fitted range of wall and base level units with solid oak wood work surfaces, and space for an electric cooker with extractor fan above. Tiled splash-backs run around the work surface, with space also provided for general white goods including a fridge freezer, with tiled flooring underfoot and space for a breakfast table. The utility room leads off providing further storage space and room for a washing machine, dishwasher and tumble dryer, with a further range of wall mounted storage units, tiled splash-backs and side access door. The reception space starts with the main sitting room which sits to the rear of the bungalow with twin windows facing to rear, and a feature brick built fireplace creating a focal point to the room with fitted carpet underfoot. Double doors take you to the adjacent conservatory which extends the living space and includes wonderful garden views, with a vaulted ceiling above and glazed apex.

Double doors lead out to the rear garden, with wood effect flooring underfoot and double doors taking you to the adjacent dining room. Also accessed from the hall entrance with fitted carpet underfoot, this versatile room offers a side facing window and a range of uses.

FIND US

Postcode : NR13 4TA

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VIRTUAL TOUR

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

AGENTS NOTE

The property utilises oil fired central heating and LPG for the fireplace. Drainage is via a septic tank.



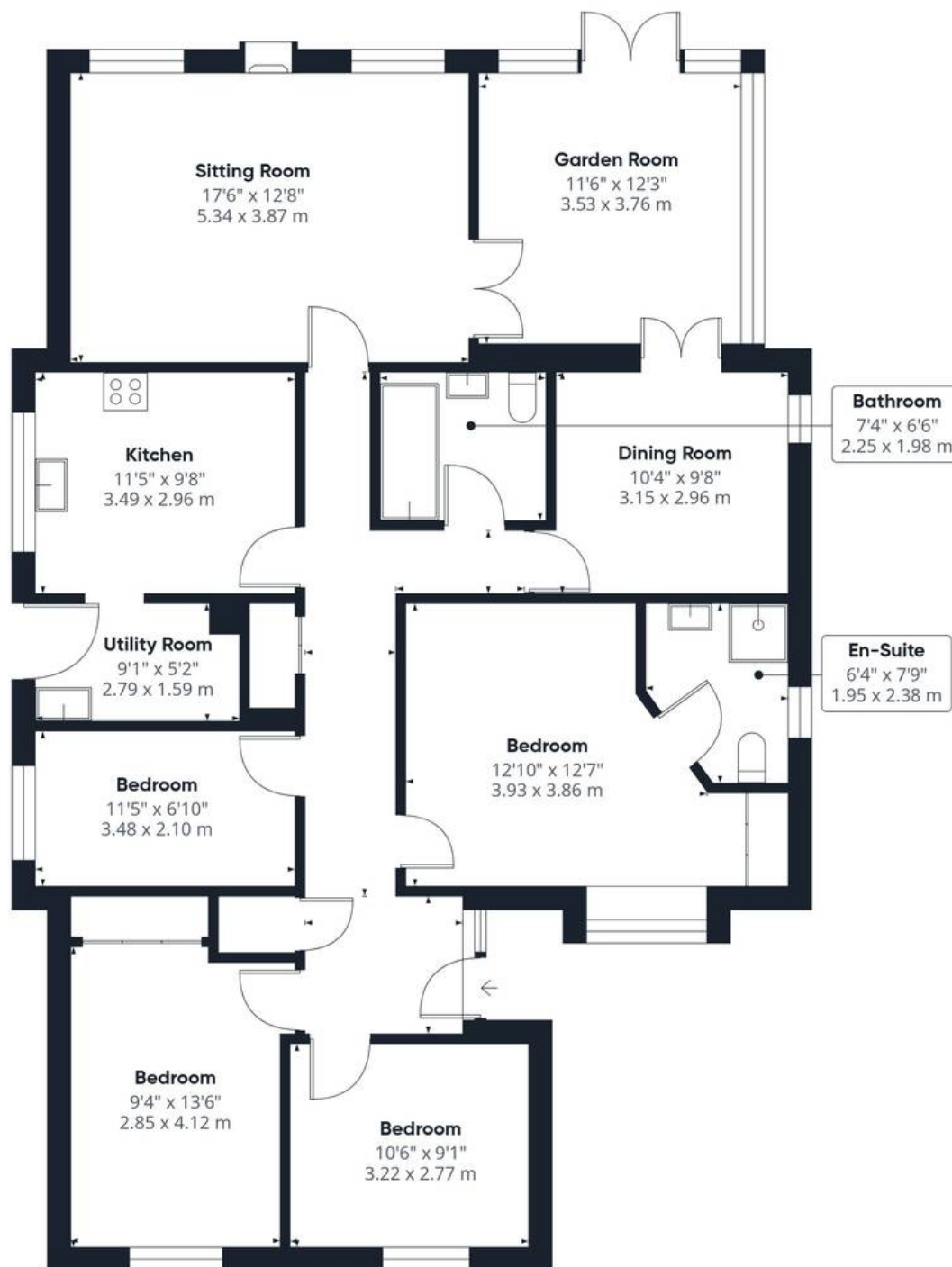




THE GREAT OUTDOORS

The rear garden is private and fully enclosed with timber panel fencing, whilst being mainly laid to lawn including a wide range of mature planting, shrubbery and trees. A brick weave pathway and seating area sits to one side, with a further patio area to the side of the bungalow where a timber shed and side access gate can be found. The double garage sits opposite, with a side door, twin up and over doors to front, storage above, power and lighting.





Approximate total area⁽¹⁾

1379 ft²

128.1 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



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