



Greenways, Bunwell - NR16 1QZ





## Greenways

Bunwell, Norwich

Enjoying a RURAL 0.20 ACRE PLOT (stms) with PANORAMIC FIELD VIEWS to the rear, this 1338 sq. ft (stms) DETACHED BUNGALOW offers a FLEXIBLE LAYOUT, with light and bright rooms. A variety of OUTBUILDINGS offer storage, along with the TIMBER LODGE which offers a home from home in the garden! The main property enjoys a HALL ENTRANCE with storage, leading to the 19' KITCHEN/DINING ROOM, utility room and STUDY. The 20' SITTING ROOM includes a FEATURE OPEN FIRE PLACE, whilst the daily living space flows seamlessly into the GARDEN ROOM where GARDEN VIEWS can be enjoyed through full height windows. THREE DOUBLE BEDROOMS lead off the hall, all with BUILT-IN WARDROBES, complimented by the FAMILY BATHROOM and W.C. The REAR GARDENS offers a LANDSCAPED EXPANSE, with an 'in and out' drive along with a STORAGE GARAGE to the front.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Detached Bungalow with Outbuildings
- 0.20 Acre Plot (stms) with Panoramic Field Views to Rear
- Sitting Room with Open Fire
- Kitchen/Dining Room & Separate Utility Room
- Separate Study/Home Office
- Garden Room with Heating
- Three Bedrooms
- W.C & Family Bathroom with Shower

The property is situated on the outskirts of Bunwell, offering a rural feel with country views, wildlife and pleasant walks. Located to the north east of Diss between Diss and Wymondham and has a range of facilities including several shops, school, petrol station, transport etc. The village is also convenient for Norwich as the B1113 gives access through to the city.

#### SETTING THE SCENE

Set back from the road and accessed via an 'in and out' tarmac driveway, ample parking and turning space can be found, leading to the main property and adjoining storage garage. A central lawned garden can be found with a range of mature planting with hedging, with fencing to both sides along the gated access to the rear garden.



## THE GRAND TOUR

Stepping inside, the hall entrance offers an ideal meet and greet space with wood effect flooring underfoot, useful built-in storage cupboard and doors taking you to the main living spaces. Immediately as you enter on the right hand side, a double bedroom can be found with windows to front and built-in wardrobe with sliding mirrored doors. Sitting opposite, the guest WC can be found with a two piece suite including splash-backs and the floor standing oil fired central heating boiler. The kitchen also leads off the hallway with attractive garden views and an extensive range of fitted wall and base level units, with inset cooking appliances including an eye level electric oven and gas hob. Tiled splash-backs run through the kitchen, with space for a dining table. An opening takes you to the adjacent utility room which offers a matching style of units with space for laundry appliances and tiled splash-backs. From the utility room a study can be found, which currently doubles up as an extension to the utility room with ample space for a desk and a window to side, with carpet underfoot. The formal sitting room runs across the rear of the property, centred on a feature open fire with timber surround and tiled hearth, with garden views enjoyed through the rear facing window. Sliding patio doors extend from the sitting room into the garden room, providing the perfect vantage point to enjoy the garden and fields beyond with fitted carpet underfoot. Full height windows flood the room in natural light with a sliding door taking you to the rear facing patio. Back into the hallway two further double bedrooms lead off, both finished with fitted carpet and built-in wardrobes with sliding mirror doors. Completing the property is the family bathroom, boasting a four piece suite including built-in storage under the hand wash basin, separate shower cubicle and a mixture of tiled splash-backs and aqua board splash-backs.

## FIND US

Postcode : NR16 1QZ

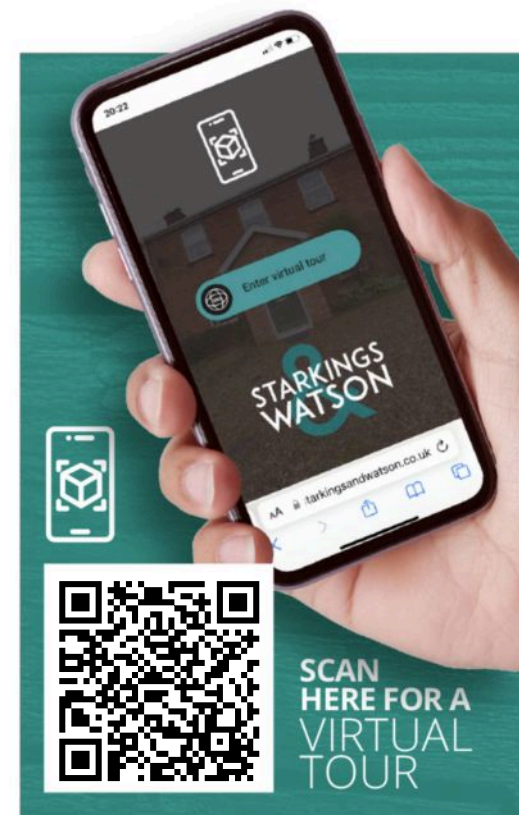
What3Words : ///flame.vets.panicking

## VIRTUAL TOUR

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

## AGENTS NOTES

Solar panels are included on a 'rent a roof' scheme with a lease agreement in place. The panels provide some free electric for use.







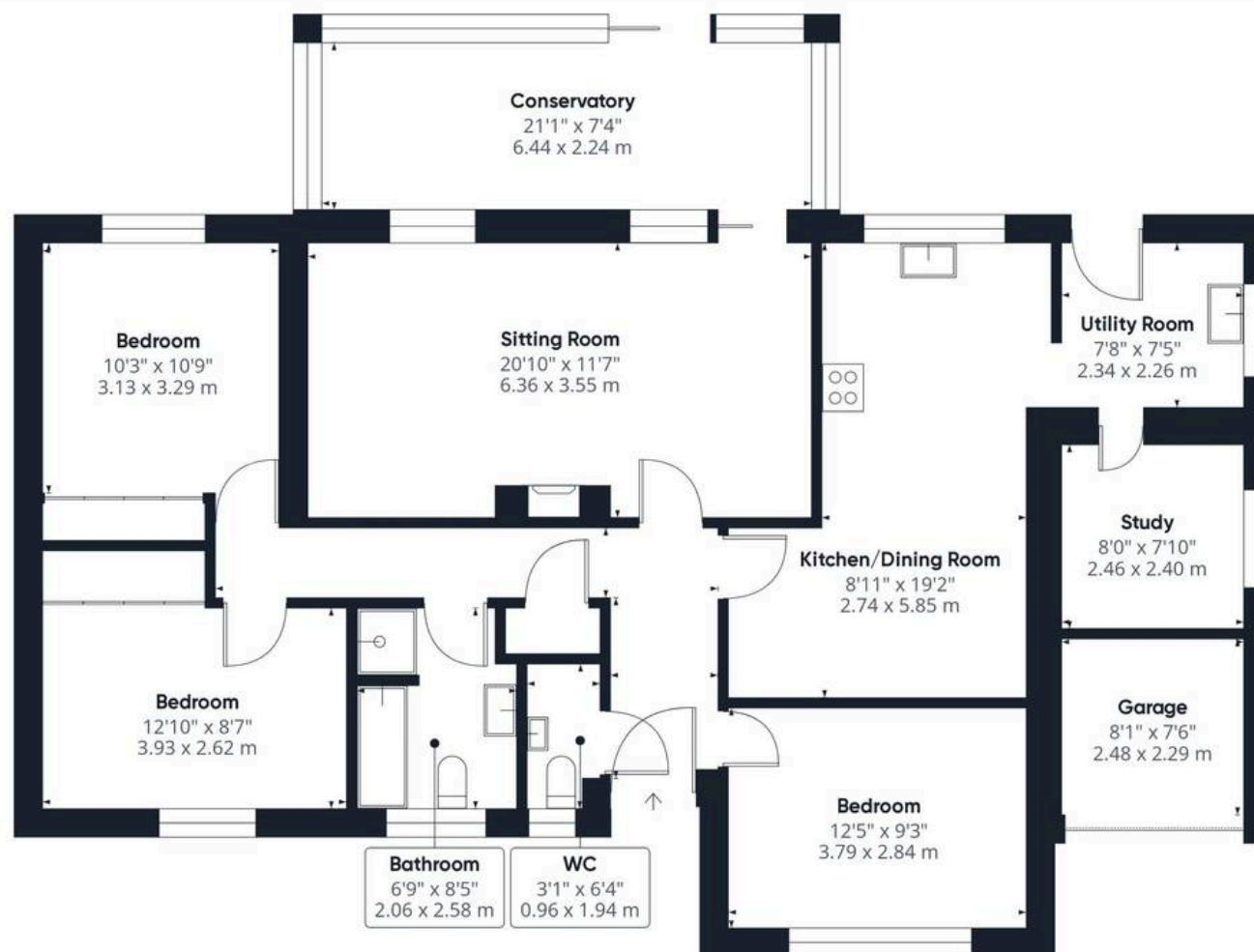




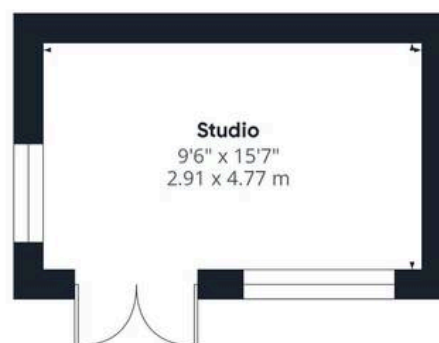
## THE GREAT OUTDOORS

Enjoying a 0.20 acre plot (stms), the rear garden has been lovingly landscaped over the years, whilst retaining low level post and rail fencing at the rear to ensure you can take in the field views beyond. Various planting, mature beds and raised beds can be found, along with a patio seating area. Various timber sheds offer storage, including a covered seating area and timber built lodge. A home from home, the lodge offers a further patio space, whilst providing an ideal seating area and kitchenette.





Ground Floor Building 1



Ground Floor Building 2

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

1488.76 ft<sup>2</sup>

138.31 m<sup>2</sup>

(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.

**GIRAFFE360**





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.