



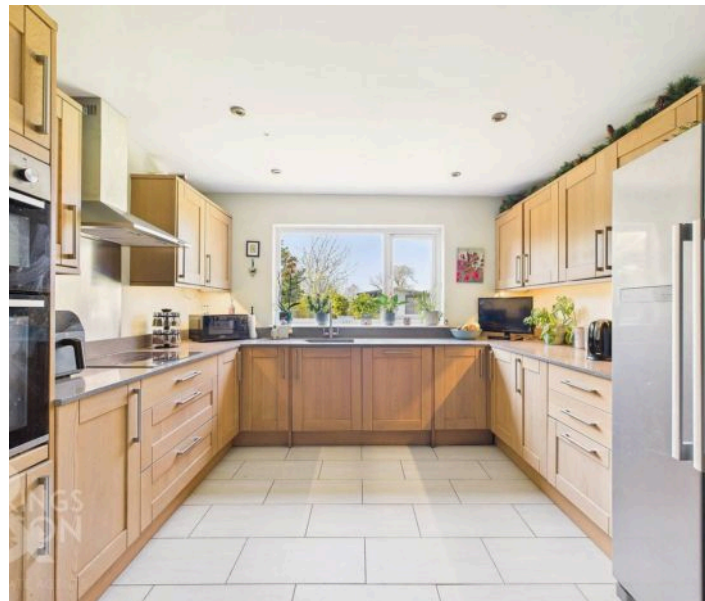
Norwich Road, Barnham Broom - NR9 4BT



Norwich Road

Barnham Broom, Norwich

Nestled in the sought-after village location, this delightful THREE BEDROOM DETACHED BUNGALOW presents a rare opportunity for those seeking extended and well-presented accommodation on one level. Boasting almost 1000 square feet of living space (stms), the property features a large OPEN PLAN kitchen/dining room and an adjacent separate utility room, ideal for modern living. The sitting room is an inviting space with a vaulted ceiling, creating a sense of openness and light with a door opening onto the garden. In addition, accommodation comprises three ample bedrooms and a tastefully designed bathroom. One of the standout features of this property is the impressive, well-kept garden that backs ONTO OPEN FIELDS, offering a tranquil and picturesque setting. Additional highlights include a timber built STUDIO in the garden and plenty of DRIVEWAY PARKING for multiple vehicles.



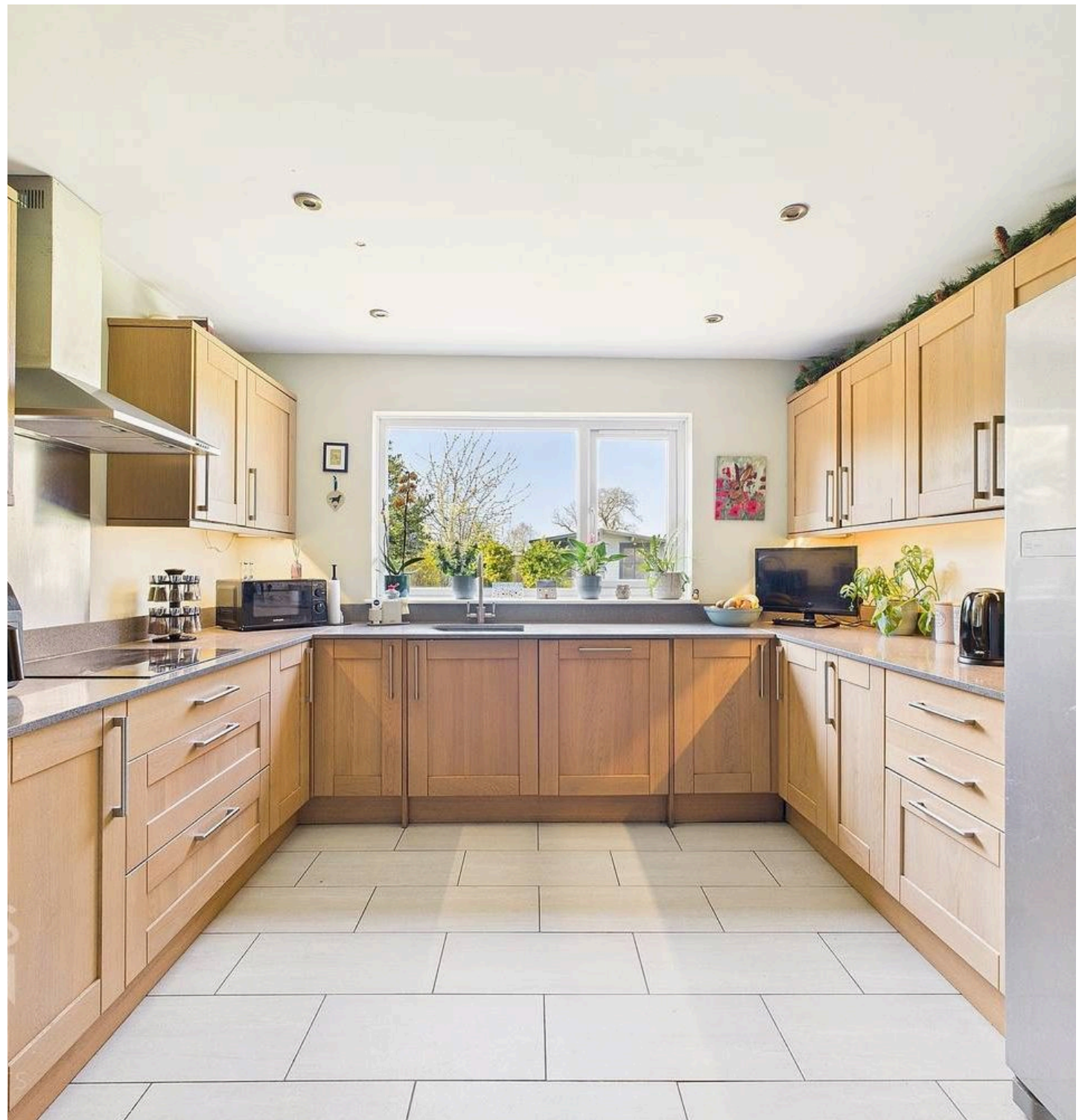
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Bungalow
- Extended & Well Presented Accommodation
- Almost 1000 SQFT of Accommodation
- Large Open Plan Kitchen/Diner & Separate Utility
- Sitting Room With Vaulted Ceiling
- Three Ample Bedrooms & Bathroom
- Impressive Well Kept Garden Backing Onto Fields
- Plenty Of Driveway Parking
- Sought After Village Location

Barnham Broom is a popular village with excellent local facilities including a post office/general store, public house, park, village hall, church and sought after primary village school. Wymondham is situated approximately five miles away, and offers a direct rail connections to Norwich and Cambridge. Norwich is approximately nine miles to the east offering further education, excellent theatres, cinemas, galleries, museums, nightlife and shopping facilities etc. As well as a bus services to nearby Norwich City, there is the prestigious Barnham Broom Hotel and Golf Course.



SETTING THE SCENE

Approached from the Norwich Road within the heart of the village there is a large shingled parking area to the front and side providing plenty of parking off road. There is also a section of front lawn with the main entrance door located to the side.

THE GRAND TOUR

Entering via the main entrance door to the side you will find the hallway with a tiled floor, built in storage cupboard on loft hatch access. There are then doors off the hallway leading to all further rooms. Heading to the left of the hallway you will firstly find the family bathroom which is fully tiled and has been adapted to incorporate a large double walk in rainfall shower as well as W/C and hand wash basin. Beyond the bathroom is the separate utility room which has a door leading out to the garden as well as base level storage with a second sink and a rolled edge work surface over as well as space and plumbing for various white goods. To the front of the bungalow you will find three ample double bedrooms all with a window overlooking the frontage. The master bedroom to the end of the hallway offers double built in 'floor to ceiling' wardrobes. The open plan kitchen dining area offers plenty of space for entertaining and could fit a large dining table. The kitchen has been recently refitted and offers a range of wall and base level units with rolled edge work surfaces over. There are integrated appliances to include a dishwasher, Halogen hob, extractor fan, eye level oven and eye level grill as well as space for a double American style fridge/freezer. The final room is the sitting room to the end of the bungalow which has been extended and offers an attractive vaulted ceiling with Velux skylights as well as door leading out to the rear garden. There is also a wall mounted feature electric fire.

FIND US

Postcode : NR9 4BT

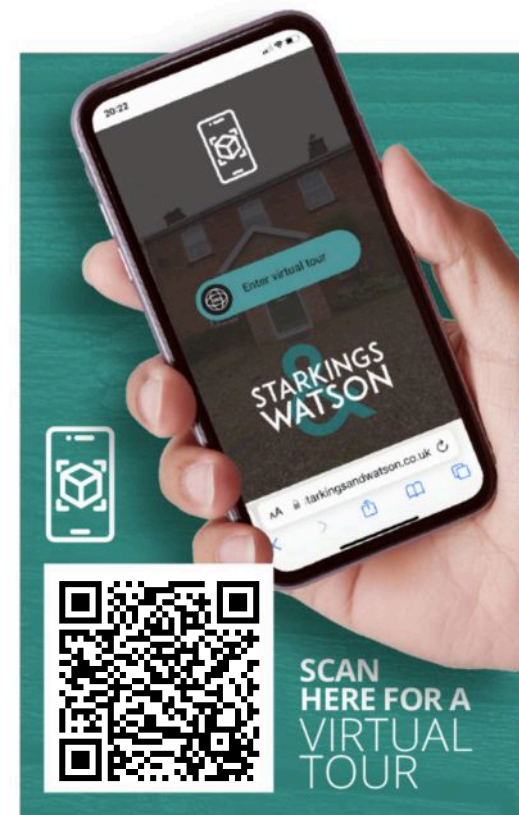
What3Words : ///array.slower.swatted

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there property benefits from private drainage as well as oil fired central heating. Mains electricity and water are connected.



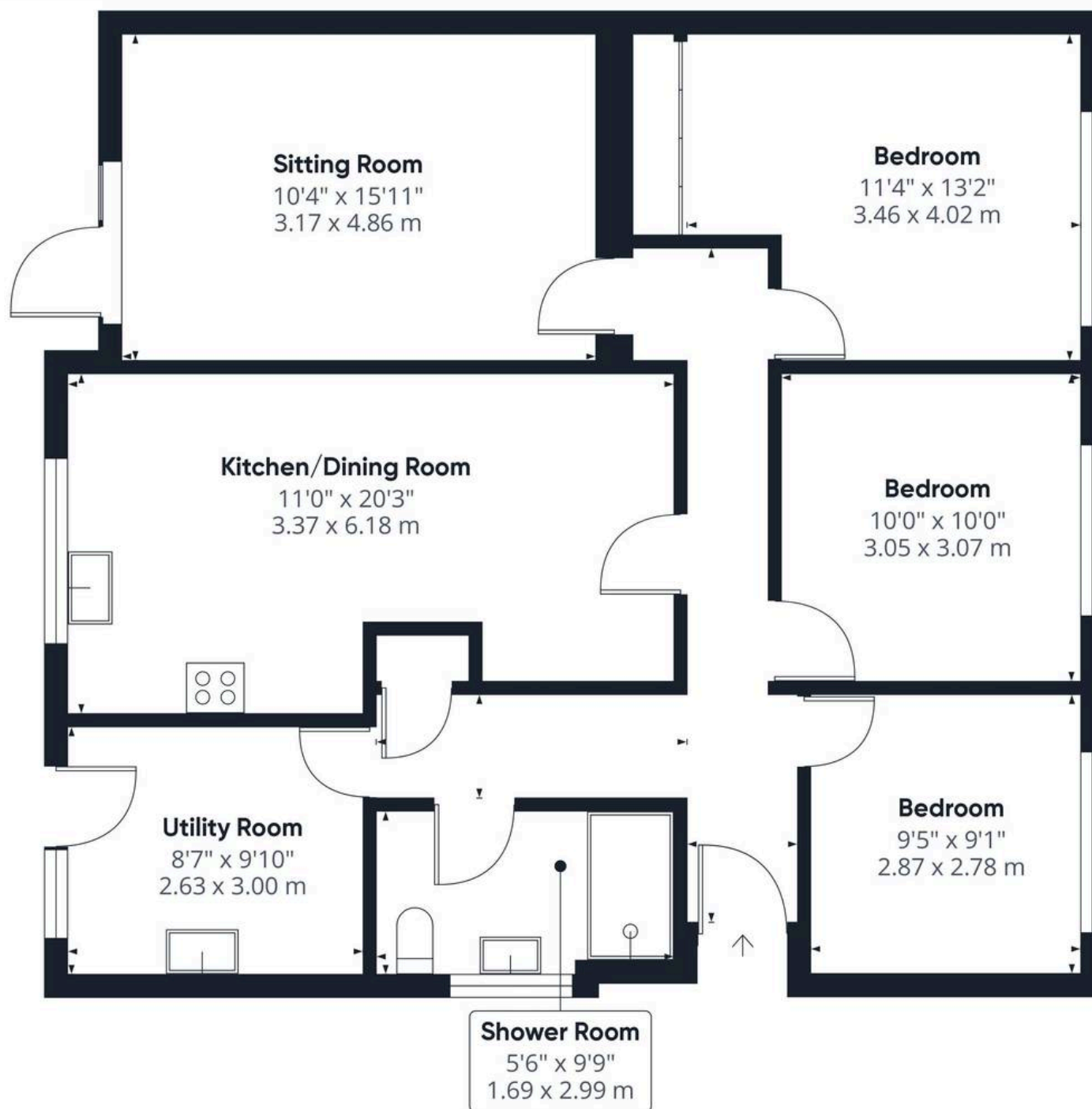




THE GREAT OUTDOORS

The highly attractive rear garden benefits from a wonderful open field aspect beyond. The garden is mostly laid to lawn with a shingled pathway leading from the bungalow to the timber built cabin. The cabin provides excellent extra space for an office or studio space with power and light. The garden also offers a paved patio and shingled areas as well as planting borders and mature trees including an array of fruit trees. To the side there is a storage shed and gated access leading to the front driveway.





Approximate total area⁽¹⁾

977.78 ft²

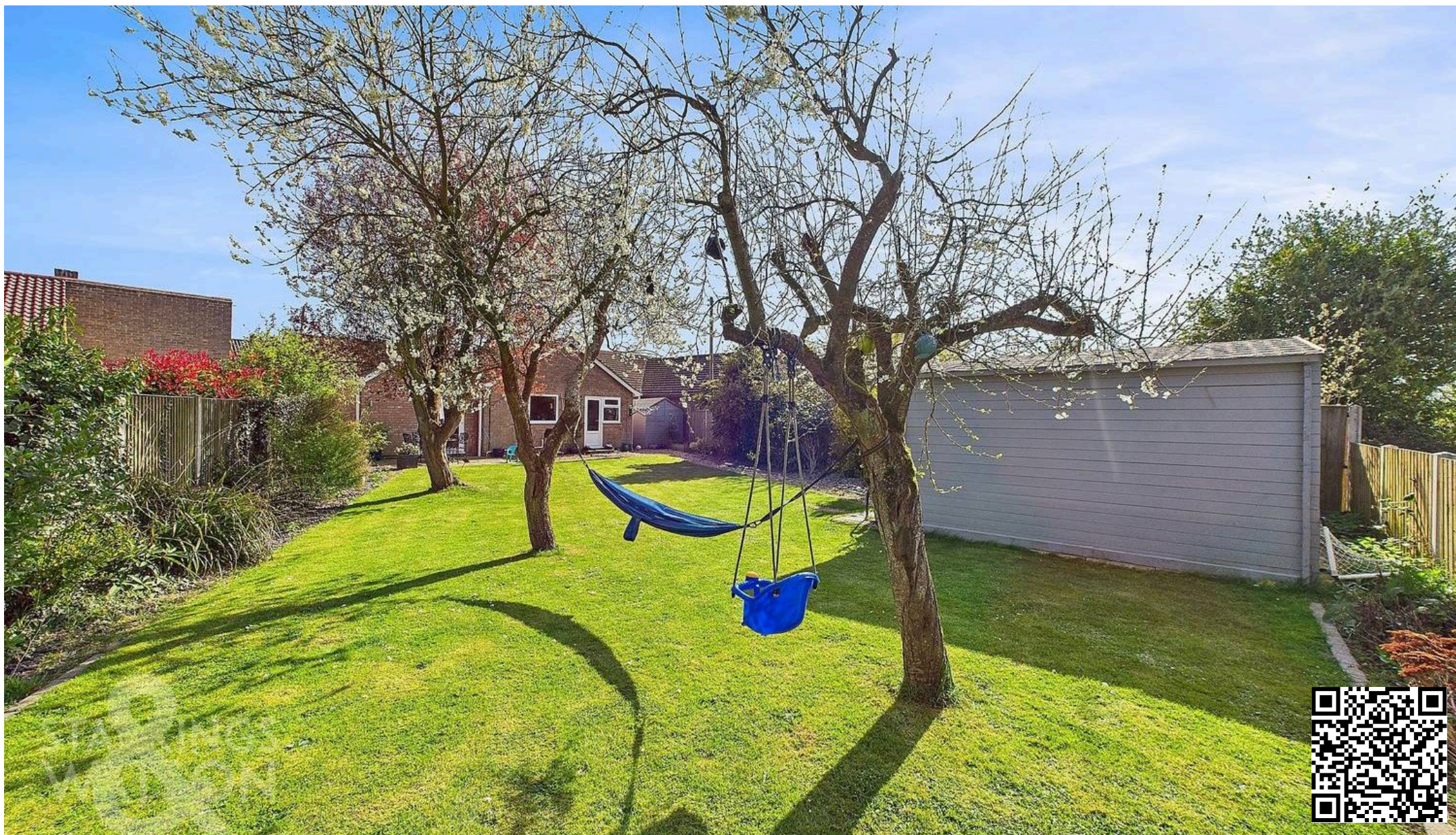
90.84 m²

(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 are based on RICS IPMS 3C standard.

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 are 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.