



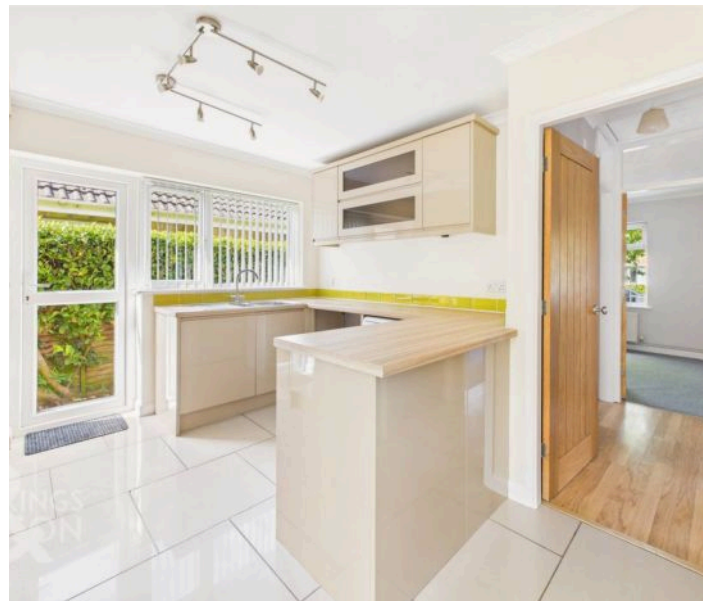
Hillside, Barnham Broom - NR9 4DF



Hillside

Barnham Broom, Norwich

NO CHAIN. Situated down a QUIET CLOSE this DETACHED BUNGALOW backs onto fields and benefits from a FULL REDECORATION in 2025 by the current owners including all new carpets. Courtesy of two HISTORIC EXTENSIONS this property offers over 1100 Sq. Ft of living space (stms) including a 21' SITTING and DINING ROOM with MODERN KITCHEN and UTILITY ROOM. In total, FOUR BEDROOMS can be found all having use of the FAMILY BATHROOM and EN-SUITE. The rear garden is generous in size with a PATIO seating area and large open lawn with mature trees and borders giving PRIVACY in abundance whilst ample OFF ROAD PARKING comes to the very front on the DRIVEWAY.



Council Tax band: C

Tenure: Freehold

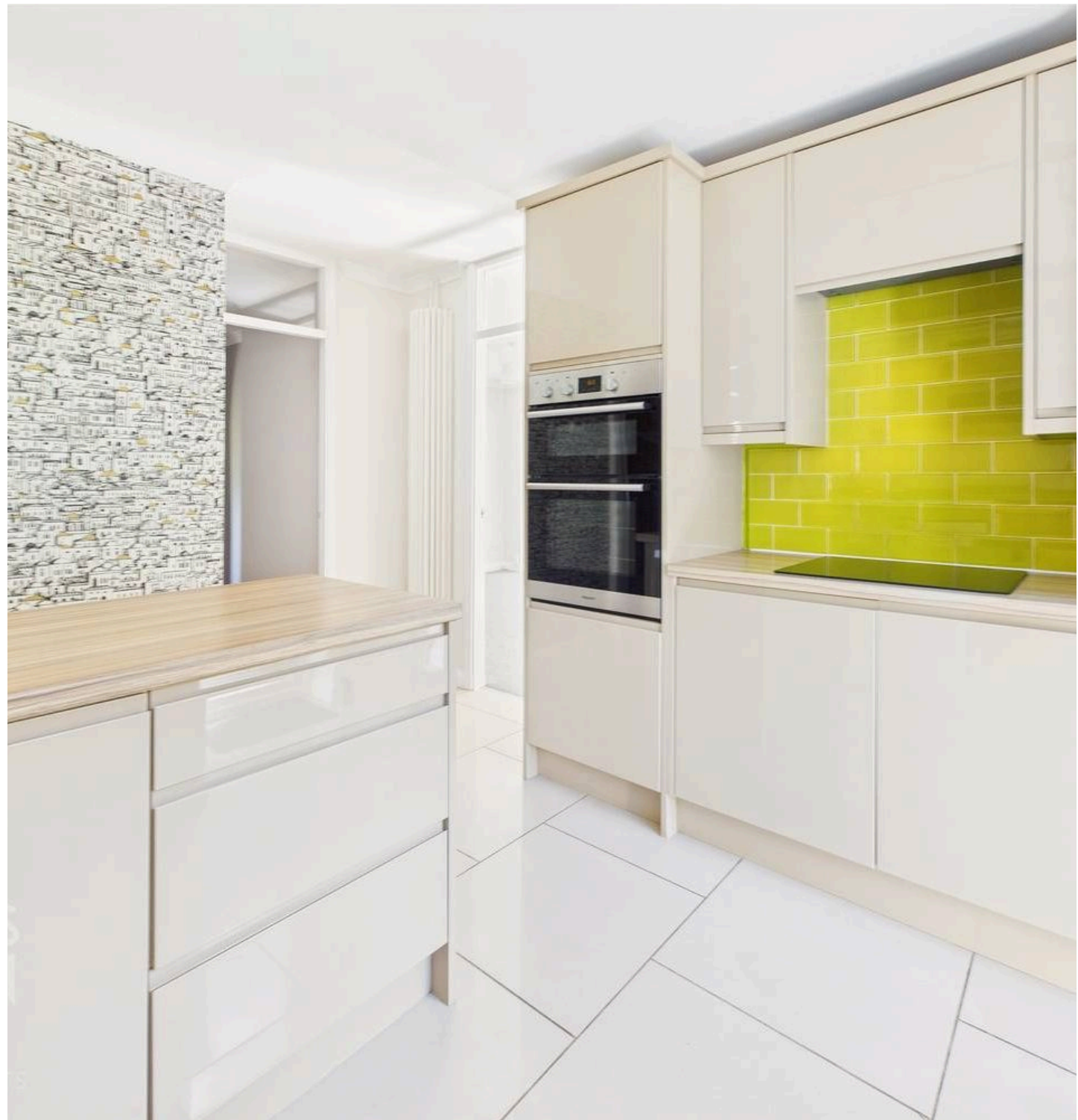
EPC Energy Efficiency Rating: E

- Detached Bungalow Backing Onto Fields
- No Chain
- Extended Accommodation Over 1100 Sq. Ft (stms)
- Four Bedrooms
- 21'x19' Open Sitting & Dining Room
- Kitchen With Integrated Appliances & Utility Room
- Full Redecoration & New Carpets
- Large Rear Garden & Driveway

Barnham Broom is a popular village with excellent local facilities including a post office/general store, public house with restaurant, 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

The property can be found set back behind a large open driveway with net paving and laid shingle to create parking for multiple vehicles, whilst a side access gate comes to the right of the home taking you down into the rear garden.



THE GRAND TOUR

The main access door takes you into a large and open hallway laid with all wooden effect flooring granting access to all living accommodation within the property. Initially turning to your left through one of the many oak internal doors, you will find yourself in the utility room which houses the boiler along with ample space for shoes, coats and further shelving for more storage. Directly ahead of the entrance is the first of the double bedrooms with views into the rear garden. The open carpeted floor space allows for a double bed with additional storage solutions whilst an en-suite bathroom can be found just off from this space featuring a shower head mounted over the bath and radiator. Turning to your right down the hallway you will be greeted by the kitchen complete with modern fittings and a wide range of wall and base mounted storage units. The space allows for freestanding appliances with plumbing for a washing machine and dishwasher whilst integrated appliances include dual eye level ovens and a hob with extraction above plus fridge/freezer. Turning to your left from the kitchen is the brilliantly extended sitting room leaving a 21' open plan living area. This space is bright and airy courtesy due to its dual facing aspect and large uPVC double glazed windows and sliding doors allowing natural light to fill the room along with its south/west facing rear garden. Initially to the right wooden effect flooring creates the ideal dining room space whilst to the left the large open free flowing room allows for potential choice of layouts of soft furnishings with a functional fireplace complete with solid limestone hearth and mantle. Three further bedrooms are found off from the inner hallway, two of which have space for a king size bed with the fourth bedroom being laid with all wooden effect flooring. The space would be ideal as a larger single bedroom or potential study/nursery, whilst two double bedrooms come towards the very front of the home, both with uPVC double glazed windows and radiators.

At this side of the property the family bathroom suite can also be found with a fully tiled surround, vanity storage and wall mounted heated towel rail. Throughout the property benefits from new carpets and redecoration internally.

FIND US

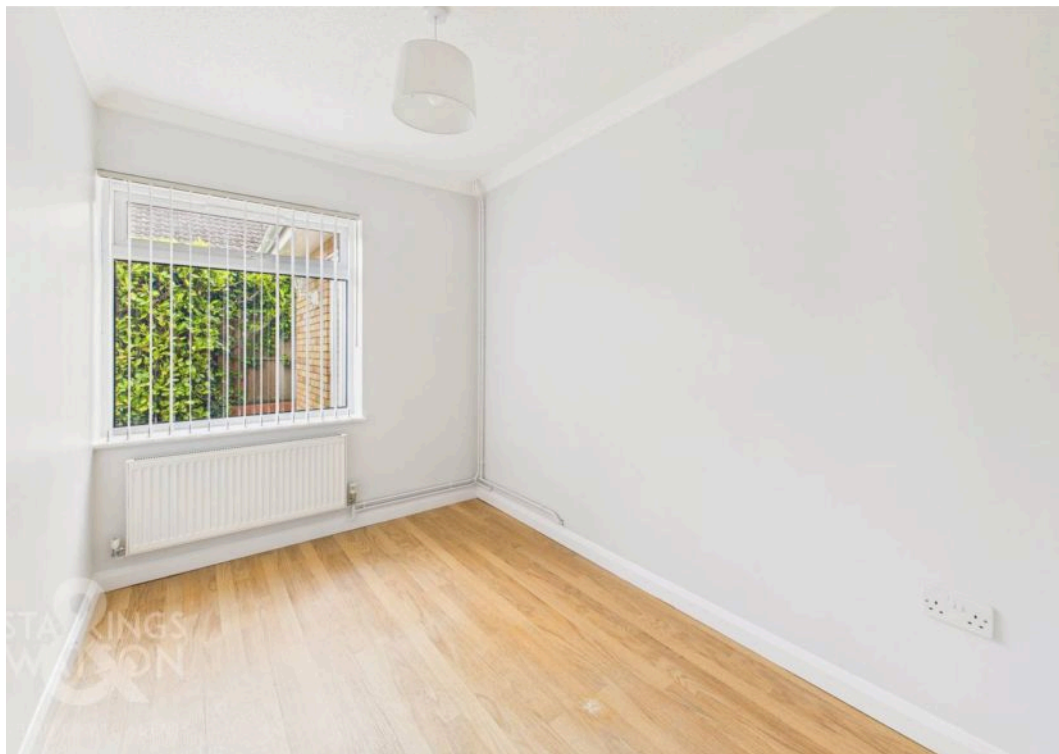
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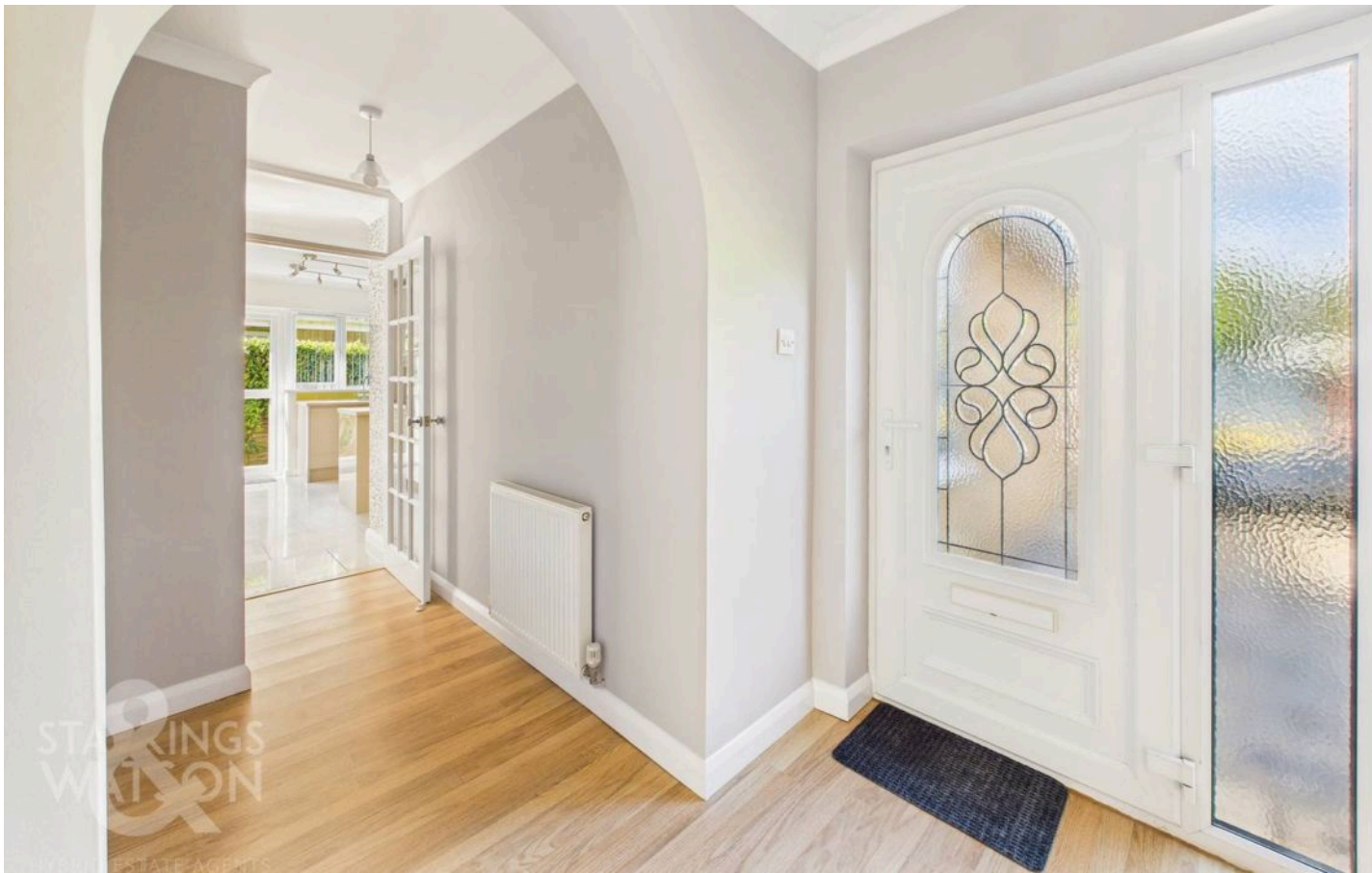
What3Words : ///gobblers.declares.baguettes

VIRTUAL TOUR

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



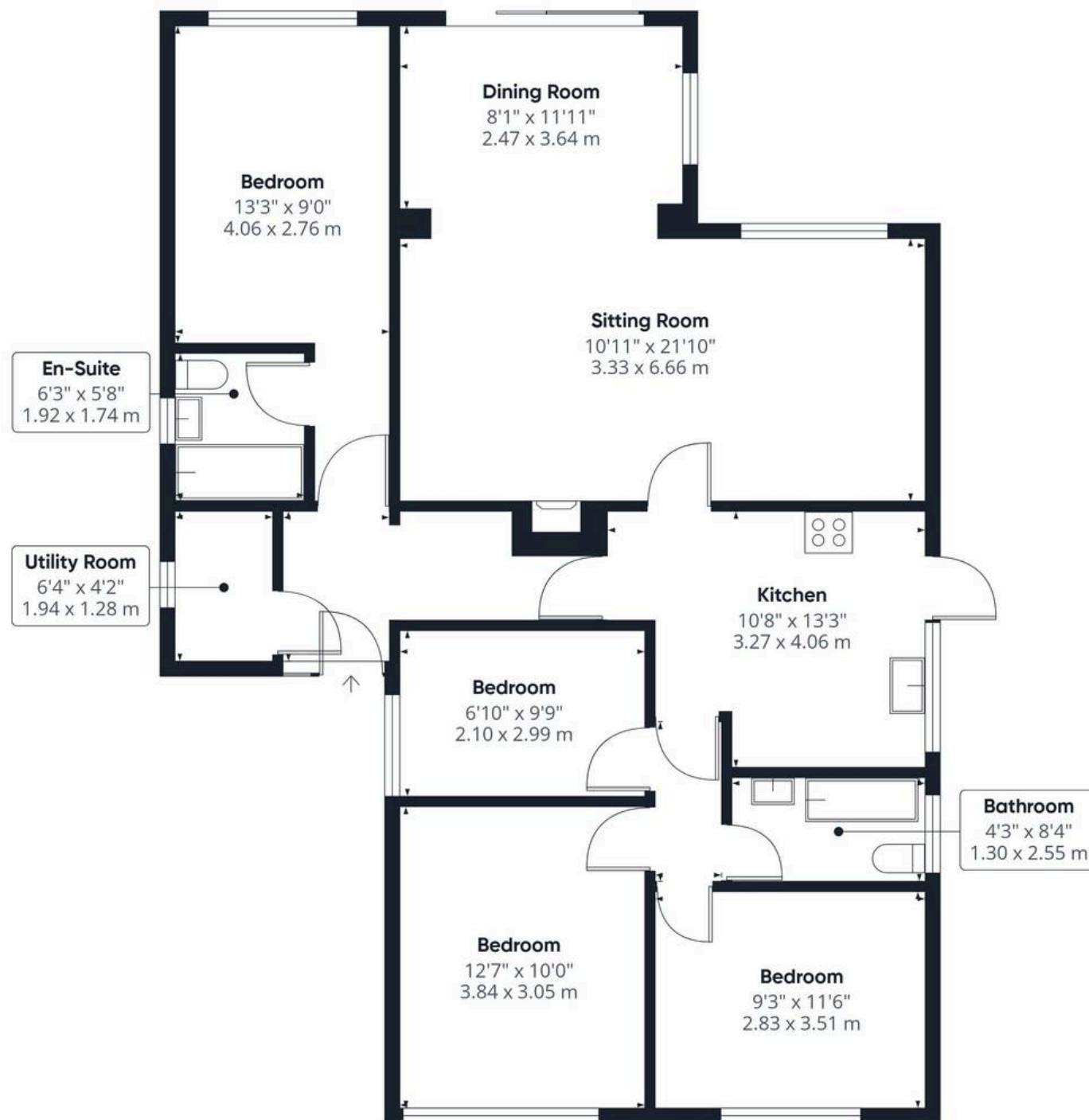




THE GREAT OUTDOORS

The rear garden reaches back beyond a flagstone patio seating area to offer a large open lawn with tall privacy giving mature shrubs and trees backing onto the fields beyond for added privacy. In the corner of the garden a timber shed can also be found with potential planting gardens and vegetable plots making this a versatile space to be enjoyed by all.





Approximate total area⁽¹⁾

1108 ft²

102.9 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.