



Pegg Close, Easton - NR9 5JB

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Pegg Close

Easton, Norwich

NO CHAIN. Occupying a corner plot in a TUCKED AWAY location of this QUIET CUL-DE-SAC this DETACHED BUNGALOW has been extended to offer over 1000 Sq. Ft of living accommodation (stms) and benefits from all uPVC double glazing and 2022 fitted Oil central heating system. The versatile accommodation features THREE BEDROOMS having use of the family bathroom and EN-SUITE SHOWER ROOM with a fully fitted KITCHEN and showpiece 29' OPEN PLAN sitting/dining room as part of a conservatory conversion with warm roof and French doors. Externally, the manicured WRAP AROUND GARDENS create privacy and colour with a DRIVEWAY for OFF ROAD PARKING in front of the brick GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





- No Chain
- Detached Bungalow
- Quiet Cul-De-Sac Location
- Over 1000 Sq. Ft Of Accommodation (stms)
- 29' Open Plan Sitting/Dining Room Area
- Three Bedrooms
- Wrap Around Manicured Gardens
- Driveway & Garage

This property is situated in the popular village of Easton to the West of Norwich close to local amenities including retail park, supermarket, variety of shops, restaurants, pubs and local schools and with good transport links to the A47 and A11.

#### SETTING THE SCENE

The property can be found tucked away in the very corner of this quiet and peaceful cul-de-sac with a large tandem shingle driveway allowing for the parking of multiple vehicles with access coming directly ahead to the brick garage with electric rolling door. Lockable iron gates sit at the very front of the home for both security and privacy which open up to reveal a well manicured vibrant garden made with many colourful shrubs and borders and pathway taking you towards the main access door.



## THE GRAND TOUR

Once inside, the central hallway is fully carpeted and allows access into all living accommodation within this spacious bungalow as well as spacious built in storage cupboards and three piece family bathroom suites finished with a shower head and glass screen mounted over the bath, aqua boarding surround and low level radiator. Turning to the left from the central hallway, all main daytime living accommodation can be found with a 16' sitting room backing straight into the 13' conservatory with bi-folding doors separating the spaces allowing one to create a more open plan feel if so desired. The sitting room itself due to its large size and conventional space allows for a potential choice of layouts of soft furnishings whilst an open fire is fitted with a solid mantel and marble hearth. The conservatory is currently used as a dining room with a fully fitted warm roof and all uPVC, double glazed around and French doors taking you into the garden. The kitchen is also found on this side of the home with a mixture of wall and base mounted storage units giving way to integrated appliances which include a four ring gas burner hob and extraction above with oven below microwave whilst leaving room for additional standalone appliances such as a fridge, freezer and washing machine. The adjacent side of the home tucked at the very rear are three bedrooms. The two smaller come to the right hand side with the smallest currently functioning as a home office space complete with ample wall and base mounted storage with all carpeted flooring and side facing window whilst the slightly larger sits just next door. Slightly larger in size with room for a double bed and many additional storage solutions and tree lined views out of the window. The main bedroom sits just opposite from this space with more than enough room for a large double bed and wall to wall mirrored wardrobes fitted by the current owners. This space also benefits from the use of an en-suite shower room with corner shower unit, bidet and wall mounted radiator.

## FIND US

Postcode : NR9 5JB

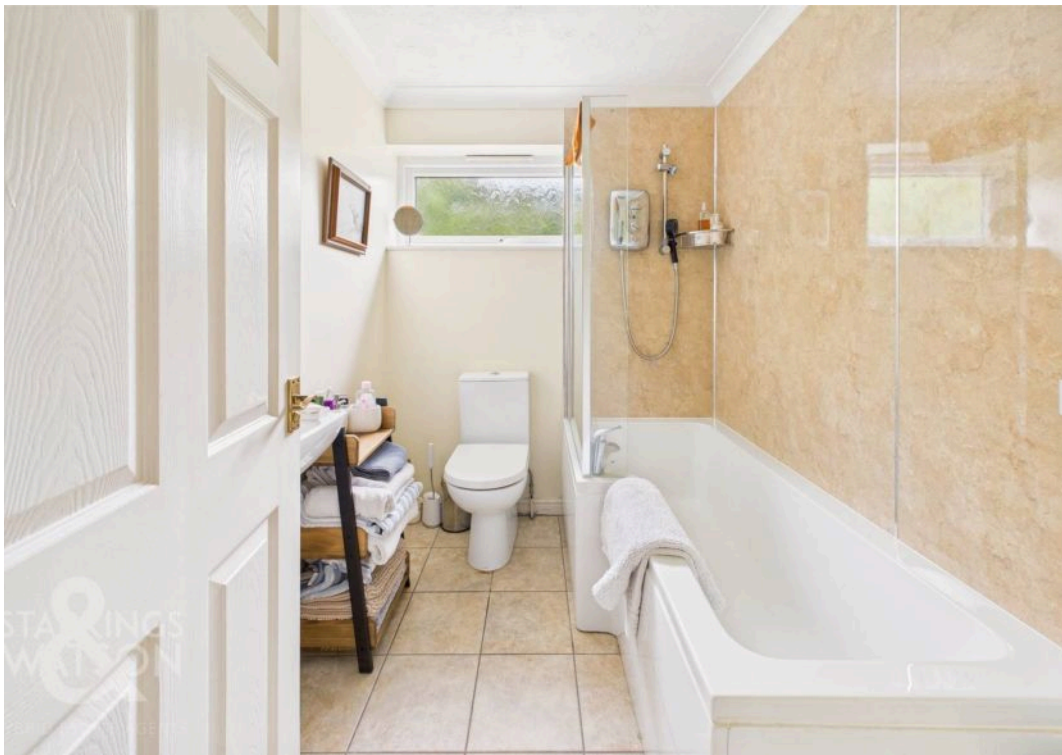
What3Words : ///civic.trappings.aware

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

Exiting via the kitchen or conservatory dining room you will find yourself in an idyllic patio seating space fitted with a wooden pergola and corrugated roof. This creates the ideal area to sit and enjoy the beautiful gardens surrounding the home. The gardens themselves are complete with multiple mature trees and shrubs, adding both vibrancy and privacy to the external space whilst a wraparound lawn takes you through the garden and at the very front of the home, a personal door at the side of the garage allows easy access.







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

1013 ft<sup>2</sup>

94.2 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 are based on RICS IPMS 3C standard.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • [wymondham@starkingsandwatson.co.uk](mailto:wymondham@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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