



Stocks Hill, Bawburgh - NR9 3LL



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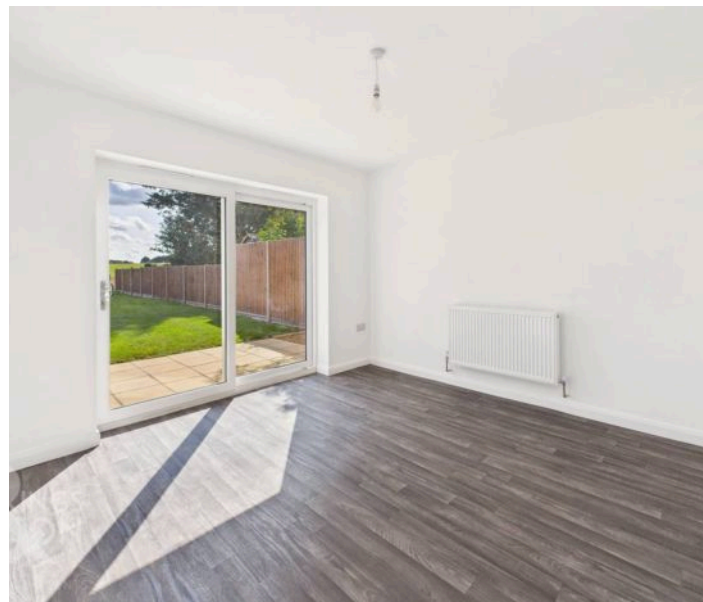
Bawburgh, Norwich

NO CHAIN. This FULLY RENOVATED and EXTENDED SEMI-DETACHED home occupies a tucked away location on a quiet close BACKING ON TO FARMED FIELDS giving exceptional views from many points within the home. With no stone being left unturned, the property comes with a brand new heating and cooling AIR SOURCE HEAT PUMP system, uPVC double glazed windows, updated electrics in every room and a neutral décor. The ground floor offers THREE RECEPTION ROOMS in total including a greatly improved KITCHEN/DINING AREA measuring an impressive 28' in length with INTEGRATED APPLIANCES and sliding doors onto the rear garden patio. The first floor landing grants access to a total of FOUR BEDROOMS all of which having use of the FAMILY BATHROOM with an EN-SUITE shower room to the main bedroom and ground floor WC. The rear garden has also been FULLY LANDSCAPED with newly laid patio and lawn whilst the front of the home allows for OFF ROAD PARKING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain
- Semi-Detached House Backing On To Farmed Fields
- Full Renovation & Sizeable Extension Giving Nearly 1400 Sq. Ft (stms)
- 28' Open Plan Kitchen/Dining Area With Integrated Appliances
- Three Well Proportioned Reception Rooms
- Four Bedrooms
- Family Bathroom, En-Suite & Ground Floor WC
- Large Rear Garden Laid With New Lawn

Bawburgh is situated 6 miles (approx.) from Norwich City Centre and is conveniently situated within a short drive to the Norfolk & Norwich University hospital and the A47 providing easy access to the A11, A146 & A140. The village itself has a beautiful village green & the Kings Head public house. Within 3 miles is the popular shopping and retail park of Longwater that includes such establishments as M&S, Sainsburys & Next to name a few.

SETTING THE SCENE

The property can be found in a quiet tucked away cul-de-sac section off this popular street where a large opening leads to a shingle frontage allowing for the parking of multiple vehicles bordered by timber panel fencing and tall mature shrubs.



THE GRAND TOUR

Once inside a smaller entrance lobby is the first space to greet you granting access to all accommodation on the ground floor as well as handy under the stair storage space and stairs for the first floor. Immediately turning to your left the well proportioned main sitting room can be found featuring large uPVC double glazed windows to the front of the home allowing natural light to flood the room with newly fitted carpets and large open floor space conducive to potential choice of layouts. Stepping beyond a further internal door, the central lobby then emerges with ground floor WC made with wood effect flooring and storage cupboard containing the modern heating and cooling air source heat pump system. Sitting just behind this is a versatile additional reception room ideal to be used as a smaller seating area or potential children's playroom. This space again is laid with newly fitted carpets and has large front facing double glazed windows. The most impressive living space within the home comes towards the rear, courtesy of a full length extension where initially the floor space opens to reveal the kitchen with a mixture of wall and base mounted storage units which in turn give way to integrated appliances including a fridge and freezer, dishwasher, oven and hob with extraction above with Velux windows in the ceiling and two further sets of double glazed windows fully encapsulating the views of the farm fields beyond and filling the space with natural light. An opening then takes you through to the dining area with more than enough space for a formal dining suite and sliding doors leading onto the rear garden patio.

The first floor landing splits in both directions to allow access into the rest of the home as well as the four piece family bathroom suite complete with modern corner shower unit and tall heated towel rail. Two bedrooms emerge to the left hand side of the property with the larger sitting towards the rear again making the most of the flawless views beyond the home and offering more than enough space for a double bed whilst a slightly smaller bedroom sits towards the very front overlooking the tree lined views towards the front of the property.

The smaller of the bedrooms sits towards the right hand side of the landing as you round the stairs again overlooking the front space of the home. This space would make the ideal single bedroom, nursery or potential home office setup if desired. The main bedroom sits towards the very rear courtesy of an extension over the former garage with large open floor space more than suited to a double bed with additional storage solutions and the added benefits of an en-suite shower room complete with corner shower unit and tall heated towel rail.

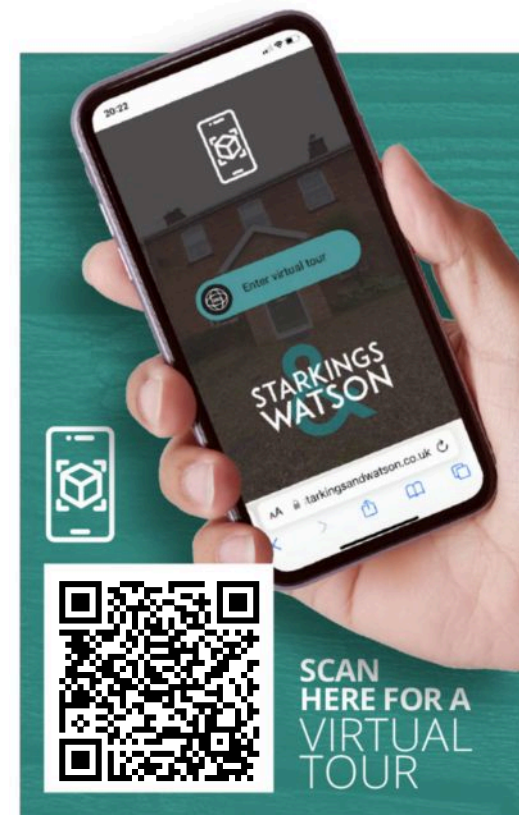
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden has been landscaped by the owners to offer an attractive living space for family and friends to enjoy, with newly laid patio immediately as you exit via the sliding doors and benefitting from external plug sockets, with freshly laid lawn reaching up beyond the newly erected timber panel fencing running parallel to one another the full length of the garden. The current owners have left the rear aspect open in order to encapsulate the views and give potential new buyers a choice of fencing once purchased if required.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1395 ft²

129.4 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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