









welcome to

Well Close, Sparham, Norwich

An immaculate 2 double bedroom detached bungalow, offered for sale with NO ONWARD CHAIN and situated within a sought-after village. The modern property has been extended and improved throughout, and boasts newly fitted electrics, 20' kitchen/breakfast room, gardens, parking & more!













Description

We are extremely pleased to present to the market this fantastic 2 bedroom detached bungalow, situated within a quiet cul-de-sac in the sought-after village of Sparham. The property has undergone a recent extension to the kitchen with further modernisation and improvements to the whole property.

Briefly, the internal ground floor accommodation comprises; entrance hall, welcoming lounge with multi-fuel burner, contemporary style fitted kitchen/breakfast room with integrated appliances, two double bedrooms and the family bathroom. The property further benefits from electric heating and UPVC double glazed windows throughout. Outside, there is an enclosed rear garden, together with a shingle driveway which provides off road parking.

The Accommodation

Entrance Hall

UPVC double glazed entrance door to front aspect, wood effect flooring moving into fitted carpet flooring, loft access, radiator and doors opening to all rooms.

Lounge

12' 9" x 11' 9" (3.89m x 3.58m)

With fitted carpet flooring, central multi-fuel burner with brick surround, radiator and UPVC double glazed window to front aspect.

Kitchen / Breakfast Room

20' 5" x 11' (6.22m x 3.35m)

A modern range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 sink and drainer with mixer tap above, tiled splashbacks, built-in eye-level electric oven, inset electric hob with extractor hood over, integrated fridge/freezer and dishwasher, wood effect flooring, inset ceiling spotlights, under-cabinet lighting, breakfast bar, radiator, UPVC double glazed window to side aspect and UPVC double glazed French doors opening to the rear garden.

Bedroom One

12' 2" x 9' 6" (3.71m x 2.90m)

With fitted carpet flooring, radiator and UPVC double glazed window to front aspect.

Bedroom Two

9' 5" x 8' 7" (2.87m x 2.62m)

With fitted carpet flooring, radiator and UPVC double glazed window to rear aspect.

Bathroom

Partially tiled three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower head over, wood effect flooring, heated towel rail and UPVC double glazed window to side aspect.

Outside

The property is approached by a shingle driveway which provides off road parking for several vehicles. The remainder of the front is laid to lawn with plant and shrub beds, raised flower beds and gate access to the rear garden.

The enclosed rear garden is laid mainly to lawn with paved patio seating areas, perfect for entertaining friends and family, together with plant and shrub beds.



Ground Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





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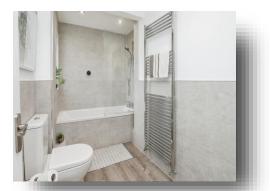
Well Close, Sparham, Norwich

- No Onward Chain!
- Superb 2 Double Bedroom Detached Bungalow
- Contemporary Style Kitchen/Breakfast Room
- Extension and Recent Improvements Made Throughout
- **Electric Heating**
- **UPVC Double Glazed Windows**
- Enclosed Rear Garden & Off Road Parking
- Rural Village Setting With Amenities Close By

Tenure: Freehold EPC Rating: E

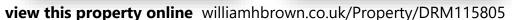
offers in excess of

£280,000





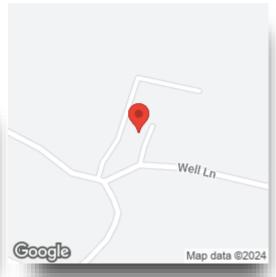




directions to this property:

Upon entering the village of Bawdeswell from the Dereham direction, turn right onto Fakenham Road and continue along past the crossroad. Take the sharp left hand turning onto Well Lane then turn right at the end of the road. Take the left hand turning onto Well Close where the property will be situated at the end of the road on the right hand side.





Please note the marker reflects the postcode not the actual property



Property Ref: DRM115805 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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