



Norwich Road, Colton, Norwich, NR9 5BY

welcome to

Norwich Road, Colton, Norwich

MUST VIEW! A detached bungalow situated in the rural Norfolk village of Colton, close to local amenities, hospital and Norwich City. The versatile home offers great potential to make your own and benefits from 4 bedrooms, 23' lounge, conservatory, gardens, ample parking & double garage.



Description

A substantial and highly versatile four-bedroom detached bungalow, set in a peaceful non-estate position within a tranquil village location, yet still conveniently placed for local amenities and easy access to Norwich city centre and the Norfolk & Norwich Hospital.

The spacious layout offers excellent adaptability, beginning with an entrance hall and cloakroom, leading through to a remarkable 23' lounge and a light-filled conservatory. The dining area enjoys open-plan access to the kitchen, while a separate utility room provides further practicality. There are four well-proportioned bedrooms, along with an additional flexible room ideal as a fifth bedroom, study, or home office, plus a wet room.

While the property would benefit from some modernisation and enhancement, it presents a superb opportunity to create a wonderful long-term home. Outside, the bungalow boasts a private rear garden featuring a lawn and patio, offering excellent space for relaxation or outdoor entertaining. The generous plot includes a shingle in-and-out driveway, ample parking, and a double garage.

Additional features include oil-fired central heating and double-glazed windows. An ideal home for a wide range of buyers seeking space, flexibility and a delightful village setting.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, built-in storage cupboard and radiator.

Cloakroom

Two piece suite comprising low level w.c, wall-mounted hand wash basin, tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to front aspect.

Lounge

23' 1" x 12' 5" (7.04m x 3.78m)

Fitted carpet flooring, central fireplace with tiled hearth and brick surround, two radiators, double glazed bow window to front aspect and double glazed sliding doors opening to;

Conservatory

10' 9" x 7' 8" (3.28m x 2.34m)

UPVC and brick surround with fitted carpet flooring, double glazed windows surrounding and double glazed French doors opening to the rear garden.

Dining Area

11' 11" x 9' 3" (3.63m x 2.82m)

Fitted carpet flooring, radiator, double glazed bow window to front and brick archway opening to;

Kitchen

8' 8" x 8' 4" (2.64m x 2.54m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, space for electric cooker, space for fridge, tiled flooring and double glazed window to front aspect.

Utility Room

12' 6" x 9' 9" (3.81m x 2.97m)

A further range of wall and floor mounted base units with complementary rolled edge work surfaces over, space for dishwasher, washing machine, tumble dryer, fridge freezer, airing cupboard housing hot water tank, tiled flooring, double glazed window to rear aspect and double glazed external door opening to the side aspect.

Bedroom One

10' 10" x 10' 8" (3.30m x 3.25m)

Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to rear aspect.

Bedroom Two

11' 10" x 8' 2" (3.61m x 2.49m)

Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to rear aspect.

Bedroom Three

10' 11" x 8' 6" (3.33m x 2.59m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Four

10' 11" x 8' 9" (3.33m x 2.67m)

Fitted carpet flooring, radiator and double glazed window to front aspect.

Study/Bedroom Five

10' 10" x 8' 3" (3.30m x 2.51m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Wet Room

Three piece suite comprising low level w.c, pedestal hand wash basin, shower, tiled walls, vinyl flooring, shaver point, radiator and double glazed obscure glass window to front aspect.

Outside

The property enjoys a generous frontage, approached by a shingle in-and-out driveway that provides ample parking and access to the double garage. The front garden is laid to lawn, complemented by mature trees and established hedging that offers privacy and greenery. Gates access leads through to the rear garden.

Stepping out to the rear, there is a privately-enclosed garden, laid predominantly to lawn and enhanced by a patio seating area. Further features include shingle space, plant beds and established hedging. A great space for outdoor entertaining and relaxing.

Double Garage

16' 5" x 15' 6" (5.00m x 4.72m)

Power, lighting, inspection pit, window to rear, personal door from rear garden and electric door to front.

Agents Note

Waste from the property is served by a septic tank. Contact the branch for more details.



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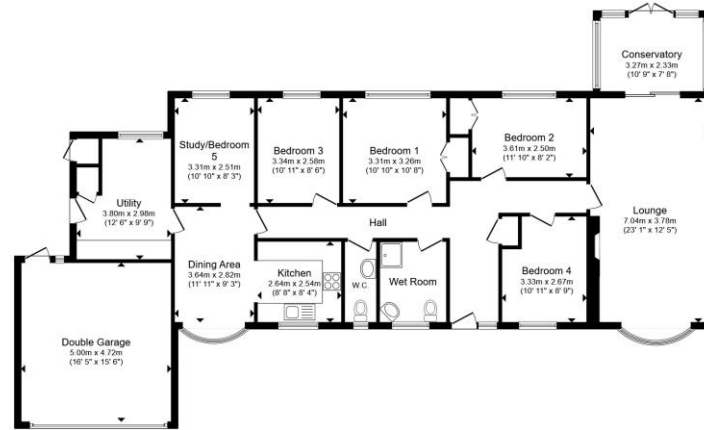
- Four bedroom detached family bungalow
- Spacious and versatile living space
- Impressive 23' lounge plus conservatory
- Open-plan dining area leading to the kitchen, plus separate utility
- Additional flexible room ideal as a fifth bedroom, study or home office
- Front garden and private rear garden
- Shingle in-and-out driveway with ample parking and double garage
- Peaceful non-estate position still offering access to Norwich City

Tenure: Freehold EPC Rating: E

Council Tax Band: E

offers in excess of

£450,000



Total floor area 164.6 m² (1,771 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
DRM117774 - 0002

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