



**Irving Road, Norwich, NR4 6RA**



**welcome to**

**Irving Road, Norwich**

A SPACIOUS 1950'S BUILT TWO BEDROOM DETACHED BUNGALOW occupying a substantial plot, located in this quiet, sought after location. The property would be a fantastic first time buy or downsize purchase and is being sold with the added benefit of NO ONWARD CHAIN! \*\* Viewings are highly recommended!! \*\*



### **Entrance Hall**

Storage cupboard.

### **Lounge**

23' x 11' 11" ( 7.01m x 3.63m )

Radiator, feature fireplace and window to side aspect.

### **Kitchen/ Dining Room**

14' 10" x 11' 5" ( 4.52m x 3.48m )

Range of eye & base level kitchen units, space for cooker, plumbing for washing machine, inset stainless steel sink unit and window to rear aspect.

### **Conservatory**

13' 6" x 9' 2" ( 4.11m x 2.79m )

UPVC door to garden.

### **Wet Room**

Refitted wet room comprising of open draining shower with mains fed shower over, wash hand basin, wc and tiled surrounds.

### **Seperate Wc**

Radiator and wc.

### **Bedroom One**

16' 5" x 11' 11" ( 5.00m x 3.63m )

Bay window to front aspect and radiator.

### **Bedroom Two**

12' 3" x 12' ( 3.73m x 3.66m )

Bay window to front and radiator.

### **Exterior**

The property has a re-laid tarmac drive to front with gravel frontage.

There is a good sized re-laid garden, mainly laid to lawn with borders and enclosed by fencing.



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welcome to

## Irving Road, Norwich

- Spacious two bedroom detached bungalow
- Sought after location
- Excellent sized re-laid garden
- Fresh tarmac driveway
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR142183 - 0003

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