



**Hamblings Piece, East Harling, Norwich, NR16 2PZ**

**welcome to**

**Hamblings Piece, East Harling, Norwich**

The WOW factor! A must view! A superbly presented DETACHED BUNGALOW of which has been EXTENDED to offer spacious 4 BEDROOM accommodation, luxury KITCHEN, EN SUITE to master bedroom, LANDSCAPED garden, DRIVEWAY PARKING for several vehicles and GARAGE!



## Entrance Hall

18' x 6' 2" ( 5.49m x 1.88m )

Door to the front aspect. Radiator. Two storage cupboards and further cupboard housing central heating boiler.

## Study / Bedroom 4

9' 6" Max past wardrobes x 8' 1" ( 2.90m Max past wardrobes x 2.46m )

Window to the side aspect. Radiator.

## Lounge

17' 11" x 11' 11" ( 5.46m x 3.63m )

Sliding doors to the Conservatory. Radiator. Television point.

## Bedroom 1

16' 10" Plus Recess x 9' 9" Max ( 5.13m Plus Recess x 2.97m Max )

Window to the rear aspect. Radiator. Door into rear porch area. Remote control blind.

## En Suite

Low level W.C. with soft closing toilet lid. Heated towel rail. Wash hand basin. Shower cubicle.

## Conservatory

15' 3" x 6' 3" ( 4.65m x 1.91m )

Sliding doors leading to the rear garden.

## Kitchen

22' 3" Max x 8' 11" Max ( 6.78m Max x 2.72m Max )

Door to the garden. Windows overlooking the rear and side aspects. Fully fitted with a modern range of matching base and eye level units with work surfaces over. Inset drainer sink with mixer tap over. Inset electric oven with electric hob and extractor hood over. Tiled flooring. Radiator.

## Bathroom

Window to the side aspect. Panel bath with shower head over. Low level W.C.

## Bedroom 2

12' x 11' 4" ( 3.66m x 3.45m )

Window to the front aspect. Radiator. Built in wardrobes.

## Bedroom 3

11' 11" Max x 8' 11" ( 3.63m Max x 2.72m )

Window to the front aspect. Radiator.

## Rear Porch

9' 6" x 5' ( 2.90m x 1.52m )

Door to the rear garden.

## Rear Garden

The 'wrap around' plot is of generous size with the rear and side areas laid mainly to lawn with some raised shrub borders, decking, hardstanding slate and wiring for a hot tub with a shed. The modern fence also surrounds the rear and side. Outside shower.

## Driveway

Parking for several vehicles on the spacious brickweave driveway.

## Garage

16' 4" x 8' 10" ( 4.98m x 2.46m )

With up and over door.

## Agents Note

The vendor currently has a hot tub of which could be available via separate negotiation.



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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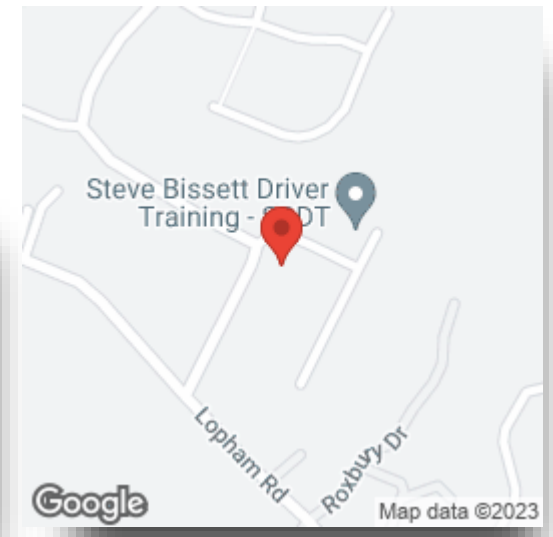
## Hamblings Piece, East Harling, Norwich

- Detached Bungalow
- 4 Bedrooms - En-suite to Master Bedroom
- Spacious, Luxury Kitchen!
- Garage & Driveway Parking for Several Vehicles
- Landscaped Garden

Tenure: Freehold EPC Rating: D

offers in excess of

**£525,000**



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Property Ref:  
THF106816 - 0006

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