



Waingrove Kerdiston Road, Reepham Norwich NR10 4LQ

welcome to

Waingrove Kerdiston Road, Reepham Norwich

This well presented detached 2 bedroom Bungalow enjoys a non-estate setting and has been much improved by the present owners over recent years. It features generous kitchen diner, roomy hall entrance and double aspect lounge.



Recessed Porch

open fronted and with strip glazed door opening to

Entrance Vestibule

with natural wood double doors to large coats/domestic cupboard. A part glazed door opens to

Reception Hall

9' 8" x 7' 10" (2.95m x 2.39m)

clearly of generous proportions with plenty of space to receive guests etc Natural wood doors open off to other accommodation, recessed lighting and a radiator.

Lounge

16' 11" max x 11' 4" (5.16m max x 3.45m)

the room enjoys plenty of natural light and a double aspect from double glazed patio door opening to side garden and a feature oriel style front bay window, also double glazed and with deep display sill. Radiator. Working modern fire place. Radiator.

Kitchen / Dining Room

15' 1" x 9' 9" (4.60m x 2.97m)

A double aspect room having double glazed windows to rear and side. Radiator, recessed lighting, Karndean flooring. Fitted range of base and wall units including three stretches of work surface, tiled surrounds and a stainless steel 1 ½ bowl sink unit. Electric hob with hood over and separate oven. Plumbing for dishwasher and a peninsula section of work surface also provides a serving bar into the dining area which has plenty of space for dining table and chairs.

Utility Room

Double glazed door opening to rear garden, Space for washing machine and dryer, fitted work surface with tile surround, glazed wall cabinet and oil fired boiler.

Master Bedroom

11' 5" x 11' 4" max narrowing to 9' 4" min (3.48m x 3.45m max narrowing to 2.84m min)

With double glazed front window, built in wardrobe, radiator. Door to

En-Suite Cloakroom

With double glazed window, WC and washbasin, chrome towel radiator.

Bedroom 2

9' 9" x 8' 3" min (2.97m x 2.51m min)

With double glazed rear window. Radiator and a deep approach from the hallway.

Bathroom

With double glazed window, WC , washbasin, bath and shower cubicle. Airing cupboard. Radiator.

Outside

The property enjoys a 'wrap-around' garden with areas of awn to four sides. Set back behind hedge to the front. A shingled driveway offers off road parking for two/three cars and there is a garage (with up and over door). Shingle and paved walkways lead around the bungalow with low retaining wall to raised sections of garden and an area of paved patio to one side. To the rear is a timber garden shed and the oil storage tank.



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.focalagent.com



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welcome to

Waingrove Kerdiston Road, Reepham Norwich

- Well presented 2 bedroom detached bungalow
- Convenient non-estate setting
- Generous Kitchen/ Dining Room
- Double aspect Lounge with modern fireplace
- En-suite Cloaks WC to Master Bedroom

Tenure: Freehold EPC Rating: E

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RPM102883 - 0004

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