



## ORCHARD CLOSE

NORWICH, NR11 8SR

£385,000  
FREEHOLD

This lovely, spacious bungalow lies at the edge of a small development of properties in the village of Roughton. This detached bungalow consists of three bedrooms, cloakroom and family bathroom, two reception rooms and a fitted kitchen.

The bungalow is set in a good sized plot with gardens to the front and rear along with garage and driveway. This property is deceptively spacious with beautiful field views from the rear garden, Viewing highly recommended.

**HENLEYS**  
Residential Sales & Lettings



## ORCHARD CLOSE

- Detached bungalow • Village location • Two reception rooms • Fitted kitchen • Three bedrooms • Family bathroom and Cloakroom • Reception rooms include lounge and garden / dining room • Gardens to the front and rear • Garage and parking • Viewing highly recommended



### Roughton

The village of Roughton is located on the A140 Cromer to Norwich Road, approximately 4 miles south of the resort town on Cromer and the North Norfolk coastline. The village has good amenities to include a primary school, a mini-market, post office, public house, a petrol filling station and bus services to Norwich and Cromer, a popular seaside town on the coast offering an excellent range of local amenities. The county city of Norwich is around 15 miles distant. The city has a fast rail link to London Liverpool Street and Norwich airport has direct access to most international destinations via Amsterdam (Schipol).

### Overview

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The bungalow is set in a good sized plot with gardens to the front and rear along with garage and driveway. This property is deceptively spacious with beautiful field views from the rear garden, Viewing highly recommended.

### Entrance hall

Glassed door to the side allowing plenty of light, carpets, radiator, built in cupboard, doors leading to rooms.

### Living room

Double glazed window to the front and the side, dado rail, carpets and radiator.

### Kitchen

Double glazed window to the front, wall and base units, worktops, sink drainer, part tiled, freestanding Rangemaster style cooker. Doors leading into garden room / dining room.

### Garden room -dining room

Upvc large garden room, with tile effect flooring, wall mounted lights, door leading into garden, door to front of the property and door into integral garage.

### Bedroom

Double glazed window to the side and patio doors leading to the garden. Carpets, radiator and built in wardrobes.

### Bedroom

Double glazed window to the rear, carpets and radiator.

### Bedroom - office

Double glazed window to the side, carpets and radiator.

### Cloakroom

Double glazed window to the side, wood effect flooring, wash hand basin with built in vanity unit, WC with concealed cistern, Part tiled and wall mounted heated towel rail.

### Family bathroom

Double glazed window to the side, wash hand basin with built in vanity unit, WC with concealed cistern.

Bath and separate walk in shower, Fully tiled, heated towel rail and wall mounted mirrored vanity unit.

### Garage

Integral garage with power light and water.

### Garden front & rear

Established garden to the front with lawned areas and seating area to the side. Driveway to the front with ample parking.

The rear garden is beautifully maintained with a patio area, lawn, shrubs and borders, summerhouse and shed. The rear garden has beautiful filed views to the side.

### Agents note

Council tax band - C

EPC Register - TBC

Mains, water, electric, Oil fired central heating

## 1 ORCHARD CLOSE





Approximate total area<sup>(1)</sup>  
1242 ft<sup>2</sup>  
115.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC