



Hancock Court, Norwich - NR5 9NN

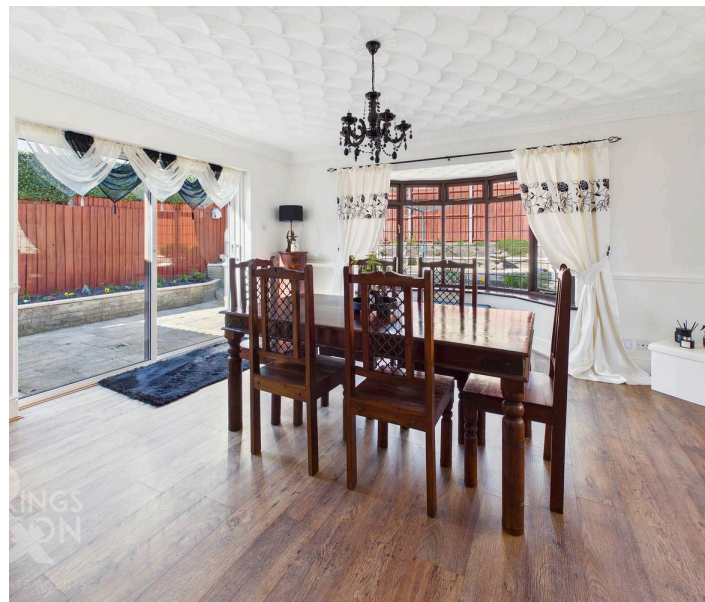
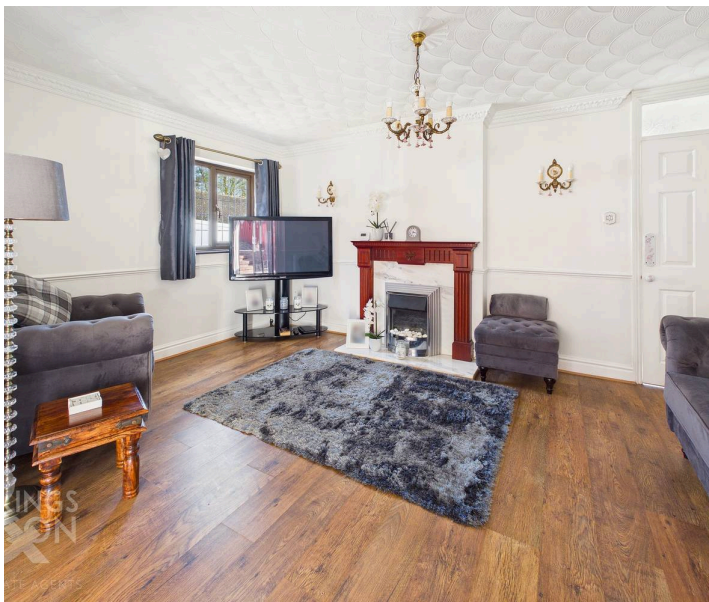
**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS

## Hancock Court

Norwich

Nestled in a TUCKED AWAY CUL-DE-SAC, this EXTENDED DETACHED BUNGALOW offers a rare blend of privacy, comfort, and contemporary living. Step through the inviting HALLWAY ENTRANCE, complete with an INTEGRATED STORAGE CUPBOARD perfect for coats and shoes and doors opening to all the living accommodation. The spacious 16' SITTING ROOM provides a welcoming retreat, ideal for relaxing or entertaining, offering versatility for a range of layouts and seamlessly flowing into the impressive 14' TRIPLE ASPECT enjoying DINING/ GARDEN ROOM. Boasting panoramic garden views, flooding the space with natural light including a BAY WINDOW to the rear aspect, providing a perfect setting for family meals or for those who love to entertain. The FULLY FITTED KITCHEN is well equipped and features EXTENSIVE STORAGE with convenient access out and further benefitting from INTEGRATED APPLIANCES offering both practicality and style for home cooks. Two DOUBLE BEDROOMS provide generous accommodation, both well proportioned with plenty of storage space.



The three piece FAMILY BATHROOM serves both bedrooms, with a shower over the bath ensuring convenience for busy households. Stepping outside, the rear GARDEN is PRIVATE and FULLY ENCLOSED, having been lovingly LANDSCAPED by the current vendors for a LOW MAINTENANCE and enjoying a TREE-LINED REAR ASPECT.

Council Tax band: C  
Tenure: Freehold

- Extended Detached Bungalow
- Tucked Away Cul-De-Sac Setting
- 16' Sitting Room
- 14' Triple Aspect Enjoying Garden/ Dining Room
- Fully Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms
- Landscaped Private & Enclosed Garden
- Driveway Parking & Garage

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You also have the Longwater Retail Park just a 10 minute drive away, offering a full range of retail outlets. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.



## SETTING THE SCENE

The property can be found set back from the road, offering a slightly elevated positioning at the end of a quiet cul-de-sac. The property features a generous frontage with two low maintenance, shingle gardens enclosed by raised brick walls offering a colourful variety of shrubs and plantings, bisected by a flagstone pathway that leads up a few shallow steps to the main entrance under an open porch. Driveway parking is situated to the side of the property, leading to the garage accessed via an up-and-over door.

## THE GRAND TOUR

Once inside, the hall entrance offers a light filled meet and greet space with hard flooring running underfoot and a useful integrated storage cupboard. Glass doors at the end of the hall lead into the 16' sitting room, a well proportioned space centred around a feature fireplace and finished with decorative covings and dado rails. From here, double doors open to the extended 14' triple aspect dining and garden room, which is currently used to house a large formal dining table. This versatile room is flooded with natural light from sliding glass doors and a sizable bay window to the rear aspect providing panoramic garden views. Positioned at the front of the home, the fully fitted kitchen includes tiled flooring underfoot and a range of wall and base units for extensive storage with wrap around worktop space. Integrated appliances include an oven and four burner gas hob with extractor above, while undercounter plumbing is available for a washing machine and freestanding space for an 'American style' fridge freezer. A door from the kitchen leads out to the side driveway. Across the hallway, doors lead off to the two double bedrooms; the main bedroom enjoys a rear facing aspect overlooking the garden, while the second double bedroom sits to the front and currently houses a double bed and desk.

Completing the accommodation is the centrally located family bathroom, with a three piece suite including a bath with shower over and wall mounted heated towel rail, finished with tiled splashbacks and tiled flooring underfoot.

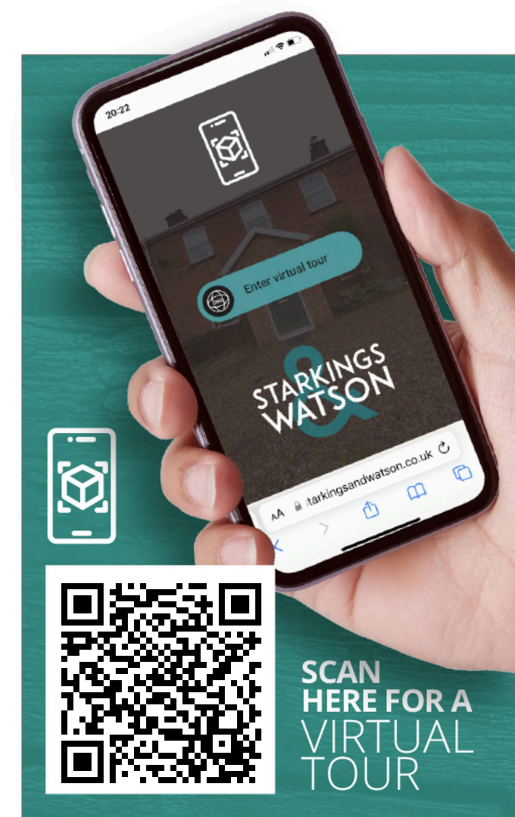
## FIND US

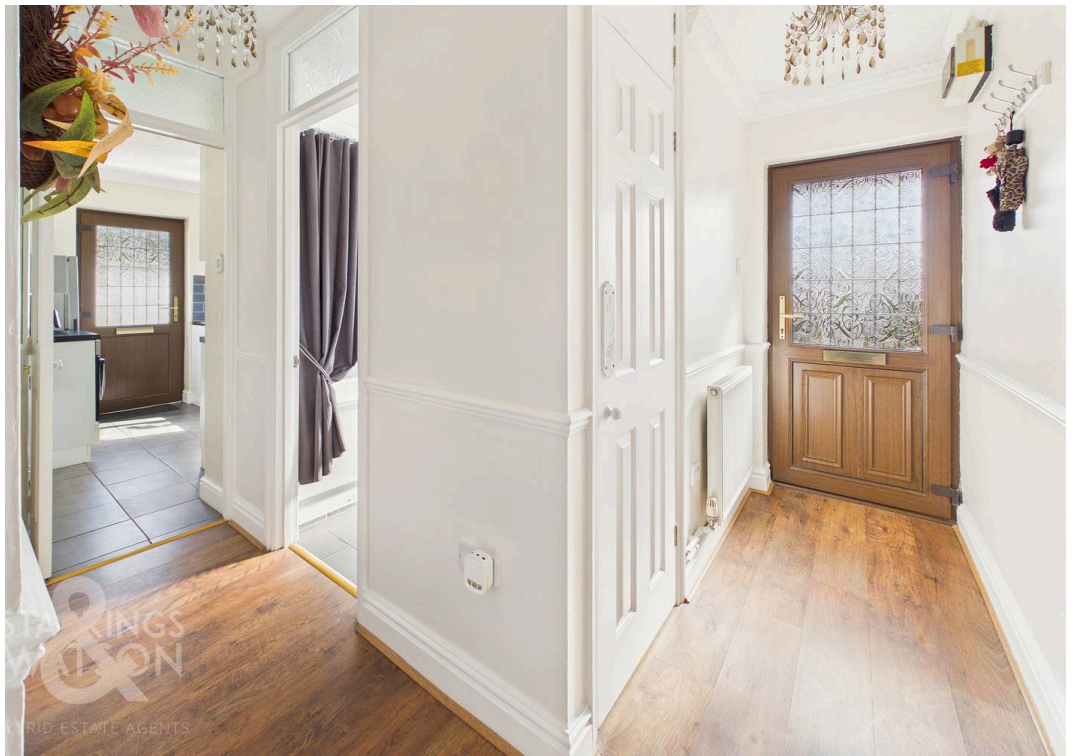
Postcode : NR5 9NN

What3Words : ///newly.trick.case

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



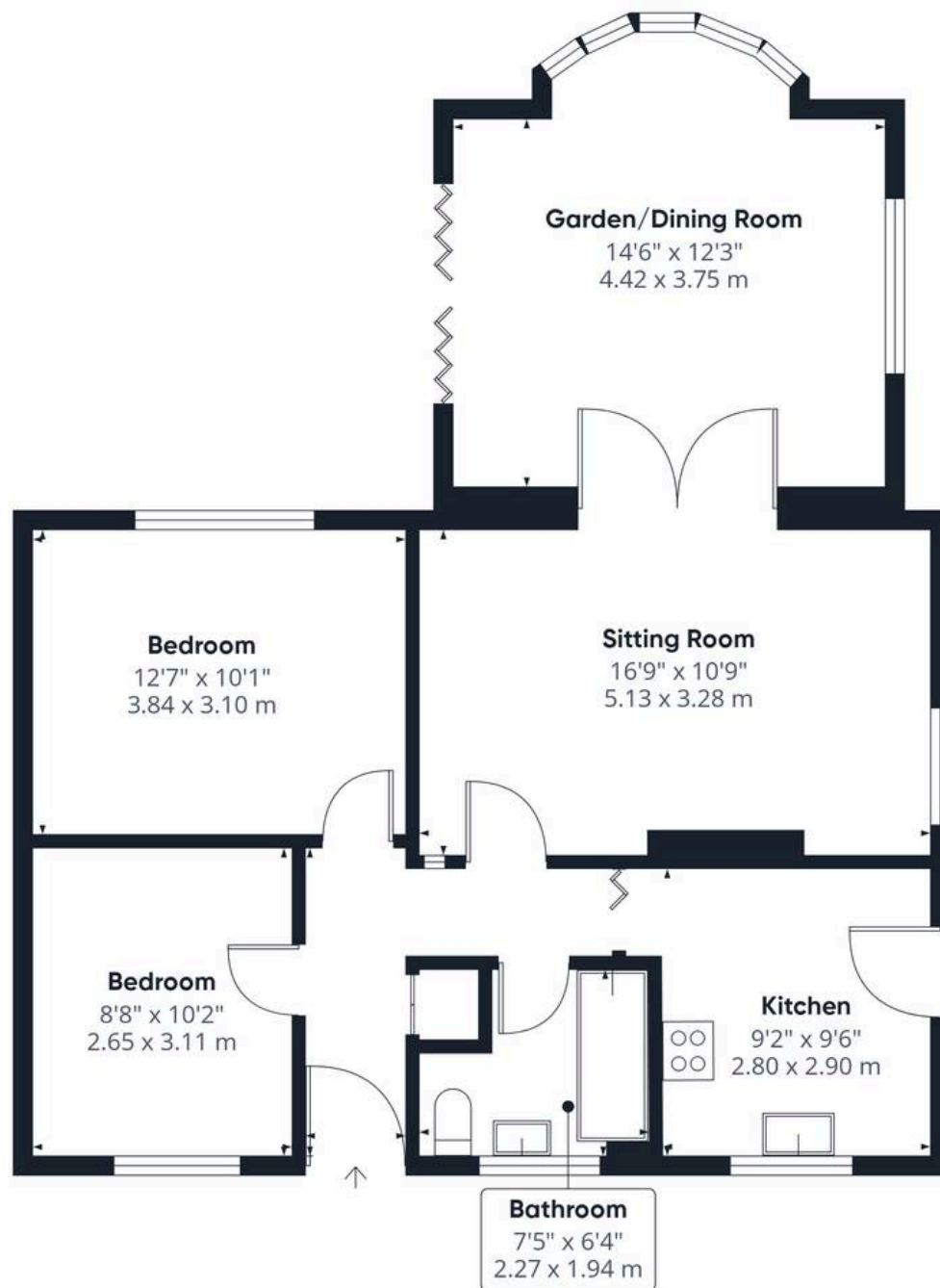




## THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing, having been landscaped by the current vendors to provide a low maintenance outdoor space. Initially, a flagstone patio is bordered by raised brick flower beds, with a few shallow steps leading up to the main body of the garden. This area is predominantly laid to a substantial patio space, offering ample room for outdoor furniture and entertaining during the summer months. To the foot of the garden sits a further raised flower bed offering a range of shrubs and plantings and a wooden latch and brace gate opens to a rear pathway. A pedestrian door provides direct access into the garage, while a walkway down the side of the property leads through a wrought iron gate back to the driveway.





**Approximate total area<sup>(1)</sup>**

792 ft<sup>2</sup>  
73.6 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.

**GIRAFFE 360**





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