

Church Lane, Barford - NR9 4AY

STARKINGS & WATSON

HYBRID ESTATE AGENTS







Church Lane

Barford, Norwich

NO CHAIN! This well-presented THREE BEDROOM SEMI-DETACHED house offers an excellent opportunity for buyers seeking a peaceful lifestyle in a quiet village setting. Offered with no onward chain, the property boasts approximately 920 square feet of internal accommodation (STMS), providing ample space for comfortable family living. The main reception room is generously proportioned and features an OPEN PLAN LAYOUT, ideal for both relaxing and entertaining. A SEPARATE CONSERVATORY at the front offers a versatile additional living space, perfect for enjoying natural light throughout the year. The kitchen is well-equipped and leads to a useful utility room beyond, providing practical storage and laundry solutions. The ground floor also includes a modern shower room for added convenience. Upstairs, there are THREE WELL SIZED BEDROOMS each offering pleasant views and built in storage options. Externally, an EXCELLENT GARDEN is a really good selling point. The front of the house features a SPACIOUS DRIVEWAY providing off-road parking for multiple vehicles in addition the DETACHED OVERSIZED single GARAGE enhancing the overall convenience for residents and visitors alike.

To the rear, a very generous garden awaits, offering a wonderful sense of privacy and plenty of room for outdoor activities, gardening, or simply unwinding in the fresh air. The garden's size lends itself to a range of possibilities, whether you wish to create a play area for children, cultivate a vegetable patch, or set up an alfresco dining space for summer evenings. Surrounded by the tranquillity of the village, the outdoor areas make the most of the peaceful location and provide a perfect extension of the home.

Council Tax band: B
Tenure: Freehold
EPC Energy Efficiency Rating: D
EPC Environmental Impact Rating: D

- No Chain!
- Three Bedroom Semi-Detached Home
- Quiet Village Location
- 920 SQFT Internally (stms)
- Large Open Plan Main Reception Room & Separate Conservatory
- Kitchen & Useful Utility Room
- Three Bedrooms & Ground Floor Shower Room
- Very Generous Rear Garden & Front Driveway



Barford is a sought after village just to the west of Norwich with schooling, also close by to the award-winning King's Head restaurant and public house in Bawburgh. The village offers easy access to the A47 Southern Bypass, University of East Anglia, Norfolk & Norwich University Hospital and Norwich City centre itself.

SETTING THE SCENE
The house is approached via a large shingled driveway providing plenty of parking for multiple vehicles off road which in turn leads to the detached garage. There is a large area of hard standing as well as access to the rear garden. There is a door into the conservatory to the front as well as a door to into the utility.

THE GRAND TOUR
Entering the house via the main entrance door to the front, you walk into the conservatory which is a very useful extra reception space benefitting from the south sun to the front. The conservatory leads through into the hallway with stairs ahead to the first floor landing as well as an area with the oil fired boiler and access to all further rooms. The main sitting/dining room is a spacious room with dual aspect as well as tiled fireplace and a door to the kitchen. The kitchen provides a range of wall and base level units with rolled edge worktops over, inset double electric oven/grill, electric hob and extractor fan as well fridge/freezer and space for further white goods. A utility space is found off the kitchen with plenty of space for further white goods and a door into the garden beyond. The final room on the ground floor is the shower room with w/c, hand wash basin and separate shower.

Heading up to the first floor landing there are three bedrooms, the main bedroom is found to the front with a range of fitted storage cupboards. There is a further double bedrooms again with fitted wardrobes adjacent to the third single bedroom completing the internal accommodation.
Externally, there is a very useful brick built room with power and light which could be used in a number of ways.
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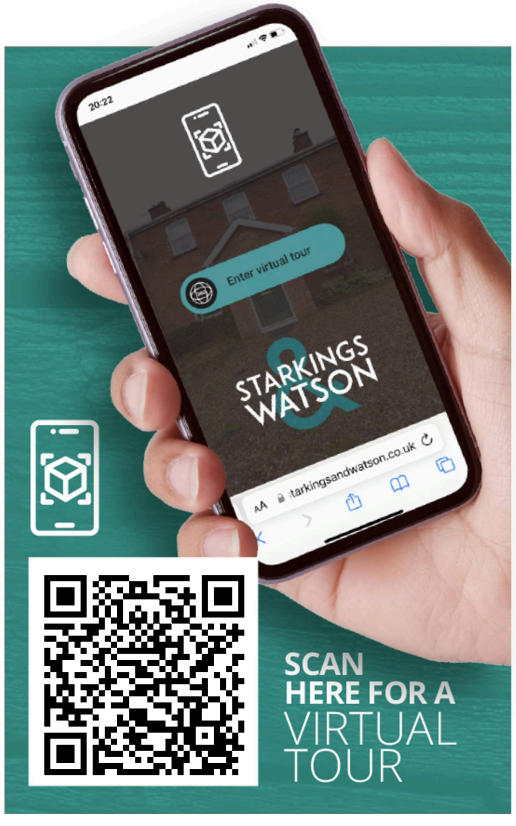
VIRTUAL TOUR
View our virtual tour for a full 360 degree
of the interior of the property.











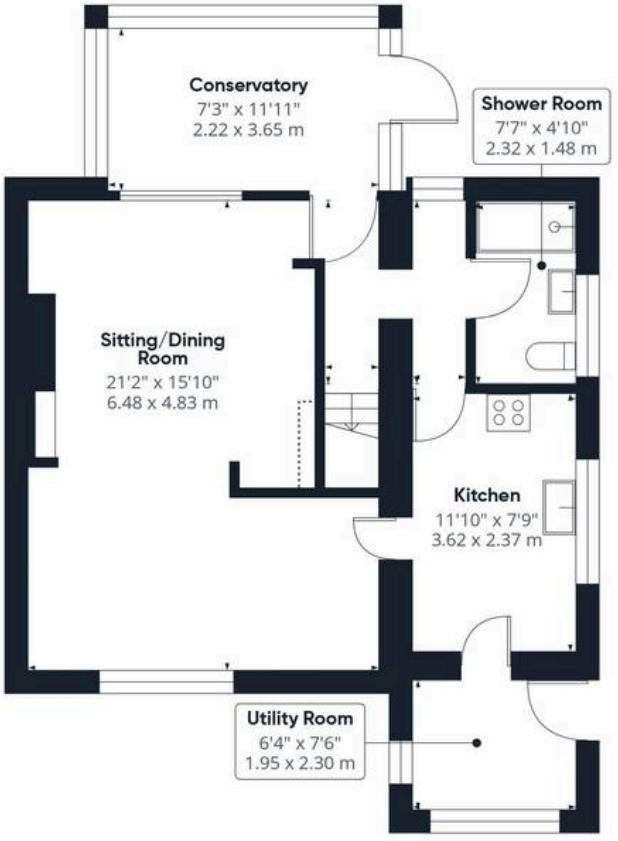




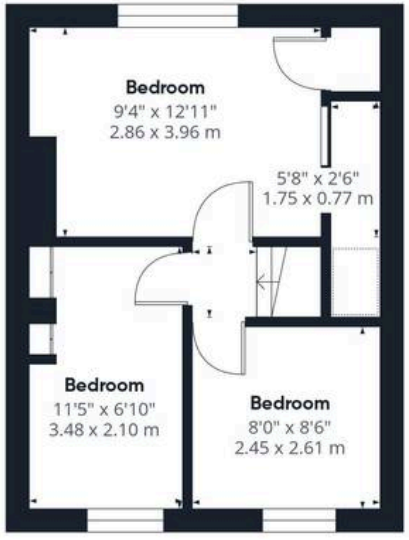


THE GREAT OUTDOORS

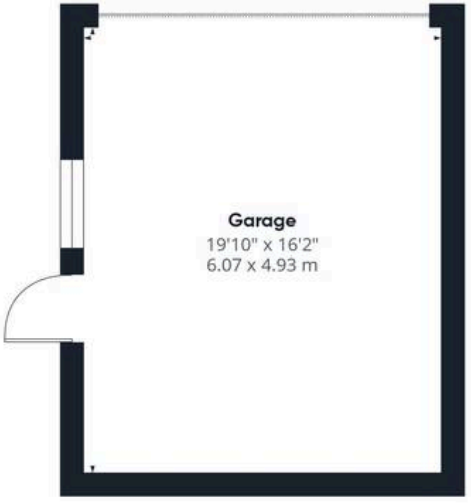
The impressive rear garden offers a generous amount of private space suitable for families and keen gardeners alike. There is a large area of hard standing initially with a pathway leading up the garden to the lawned section passing the side door to the garage and the very useful brick built outbuilding. The lawns are extensive with mature hedging either side creating privacy as well as a pond, planting borders, mature trees and a timber summer house.



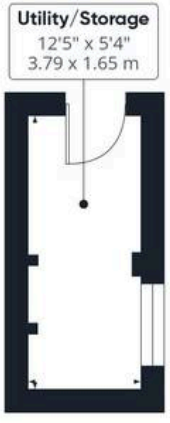
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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Approximate total area(1)

1310 ft²

121.6 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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