



Hercules Road, Norwich - NR6 5HJ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS

Hercules Road

Norwich

NO CHAIN! This EXTENDED and newly UPDATED SEMI-DETACHED BUNGALOW offers a fantastic opportunity for those seeking a comfortable and versatile home, positioned on a SUBSTANTIAL CORNER PLOT within WALKING DISTANCE to LOCAL AMENITIES and PUBLIC TRANSPORT LINKS. The property welcomes you with an ENCLOSED PORCH ENTRANCE leading into a central HALLWAY that flows effortlessly into all living accommodation. The heart of the home is the 23' OPEN PLAN SITTING/DINING ROOM, ideal for those who love to entertain, featuring NEWLY REPLACED FLOORING and plastering work throughout creating a bright and modern feel, a blank canvas to make your own. The rear facing FULLY FITTED KITCHEN includes EXTENSIVE STORAGE and further benefits from INTEGRATED APPLIANCES. From here, direct access opens to a practical uPVC lean to CONSERVATORY opening directly to the garden. The bungalow boasts TWO DOUBLE BEDROOMS, both benefitting from BRAND NEW CARPETS and redecoration work, while the contemporary THREE PIECE SHOWER ROOM adds convenience and comfort. A NEW CENTRAL HEATING SYSTEM



has been installed for peace of mind, and the property offers LOADS OF POTENTIAL TO EXTEND (stp) and reconfigure to suit your needs. The low maintenance frontage offers DRIVEWAY PARKING for multiple vehicles leading to the GARAGE, accessed from an up-and-over door, whilst the sizeable rear GARDEN is PRIVATE and FULLY ENCLOSED.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Extended & Newly Updated Semi-Detached Bungalow
- Loads Of Potential To Extend (stp) & Reconfigure
- 23' Open Plan Sitting/ Dining Room
- Rear Facing Fully Fitted Kitchen & uPVC Lean To Conservatory
- Two Double Bedrooms
- Positioned On A Substantial Plot With A Large Private & Enclosed Garden
- Driveway Parking & Garage To Front

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.



SETTING THE SCENE

The property is set back from the road with a low level brick wall enclosed frontage. Wrought iron gates open to a low maintenance front garden, predominantly laid to a brick weave driveway offering parking for multiple vehicles and leads to the detached garage, accessed via an up-and-over door. The main entrance is found at the front of the home, reached from a few shallow steps.

THE GRAND TOUR

Once inside, you are greeted by an enclosed porch entrance that leads through to the central hallway, featuring newly laid flooring running underfoot and provides access to all living accommodation. Initially to the right is the 23' open plan sitting and dining room. This versatile space has been recently replastered and redecorated, offering continued wood effect flooring and newly replaced radiators, with ample room allowing for a range of both soft furnishing layouts and a formal dining table. A door at the end of the room opens to the fully fitted kitchen, including plentiful storage from a range of wall and base units with wrap around worktop space providing room for food preparation and tiled splashbacks for ease of maintenance. Integrated appliances include an oven and inset electric hob with fitted extractor, while under counter plumbing is available for a washing machine or dishwasher. From the kitchen, a door leads through to the uPVC double glazed lean to conservatory, providing panoramic garden views and direct access leading out. Doors open from the hallway to two well proportioned double bedrooms. The main bedroom enjoys a front facing aspect and features brand new carpeted flooring with plenty of room for a double bed and storage furniture, while the second double bedroom overlooks the rear garden and has been similarly updated with new carpets, radiators, and fresh redecoration.

Both bedrooms are served by the refitted wet room style family shower room. This modern space includes a sizeable walk in shower with a glass splashback and is finished with floor-to-ceiling tiling, a wall mounted heated towel rail, and vanity storage below the sink. The room is completed by skimmed ceilings with recessed LED lighting.

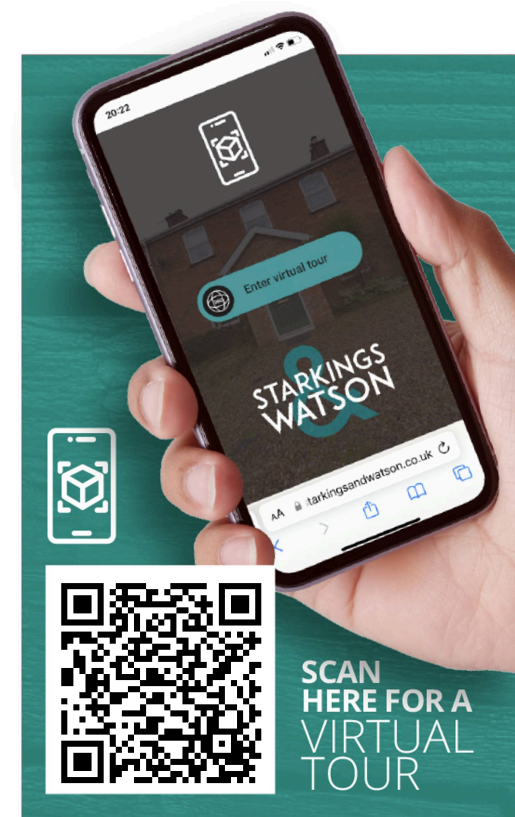
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VIRTUAL TOUR

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



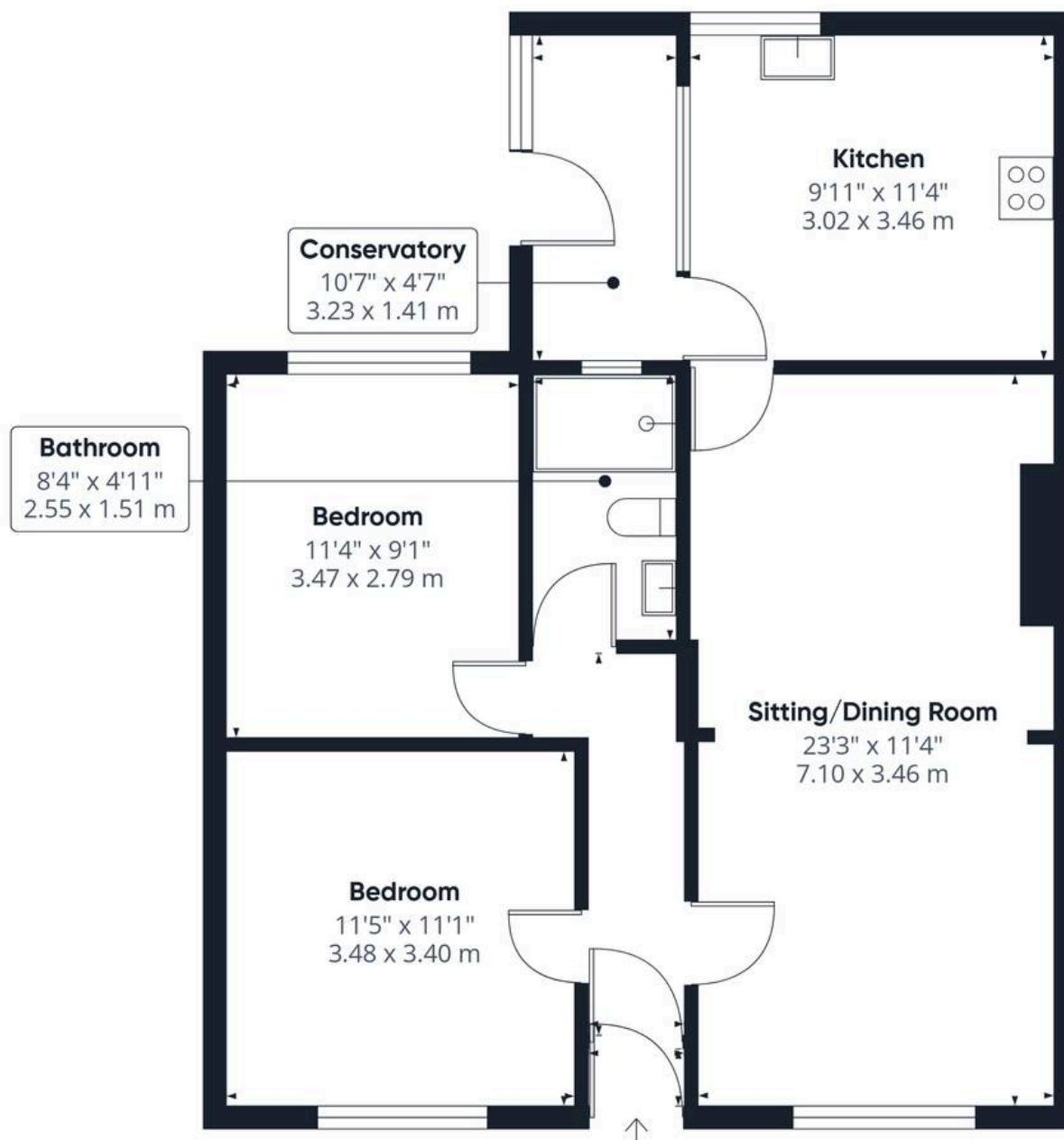




THE GREAT OUTDOORS

Stepping outside from the conservatory, a few shallow steps lead down to a raised flagstone patio, perfectly sized for outdoor furniture to enjoy the warmer months. Wrapping around to the side of the home, a timber shed offers substantial storage space with power and lighting, while pedestrian access leads into the garage and a wooden latch and brace gate provides access back to the driveway. The remainder of the garden is predominantly laid to lawn enjoying a tree lined rear aspect, with a range of mature shrubs and plantings surrounding, bisected by a pathway leading to the foot of the garden where a greenhouse and further timber storage shed are found.





Approximate total area⁽¹⁾

755 ft²
70 m²

(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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