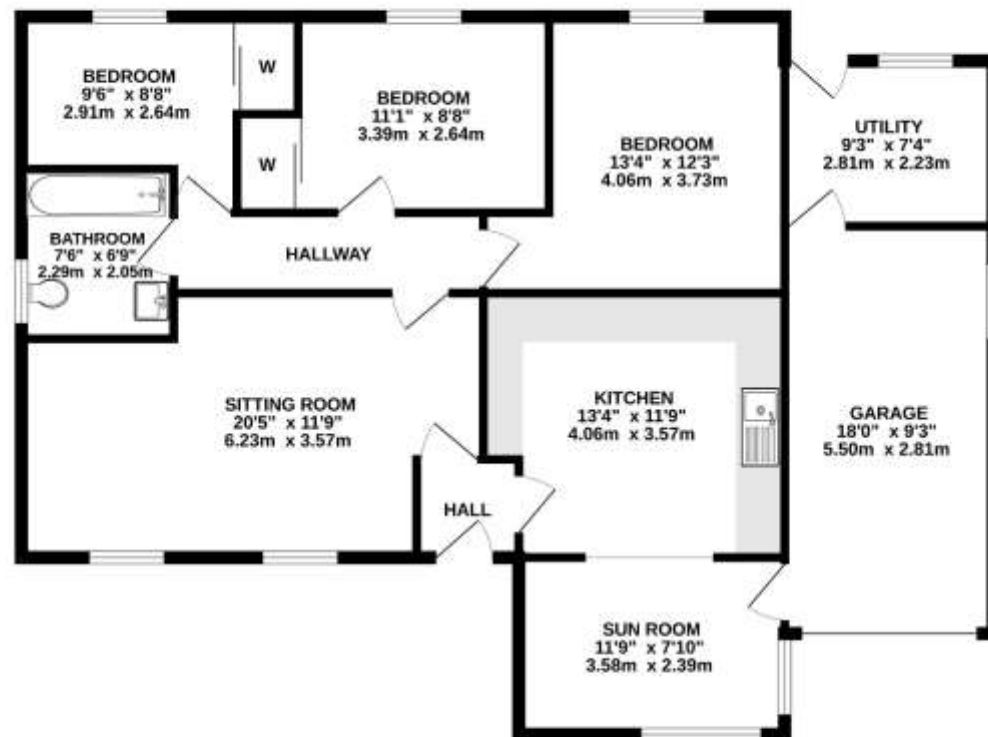


GROUND FLOOR
1135 sq.ft. (105.4 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of built, window, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.
Drawn with Integryx iDraw



ICONIC
ESTATE AGENTS

Heath Road, Elsing
Guide Price £260,000 - £275,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

rightmove

zoopla

onTheMarket.com

THE GUILD
PROPERTY
PROFESSIONALS

We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Detached Three Bedroom Bungalow
- Excellent Opportunity In A Desirable Location
- Spacious Sitting Room
- Fitted Kitchen
- Bright & Versatile Sun Room
- Generous Gardens Approx 0.21 acres (stms)
- Single Garage & Separate Utility
- Elevated Position Adjoining Mature Woodland
- Offered With No Onward Chain
- EPC Rating E / Council Tax Band C

Description

Iconic are delighted to present this rare opportunity to acquire a three-bedroom detached bungalow in the highly sought-after village of Elsing.

Occupying an attractive elevated position adjoining mature woodland, this charming home offers enormous potential for modernisation and improvement, making it an ideal project for buyers looking to create their perfect countryside retreat.

Offered with no onward chain, the property enjoys a generous plot extending to approximately 0.21 acres (STMS).

The accommodation begins with an entrance porch providing access to both the sitting room and kitchen. The spacious sitting room is a particular feature of the home, measuring in excess of 20 feet and benefiting from two front-facing windows that flood the room with natural light. The kitchen is well-proportioned and fitted with a range of wall and base units, offering ample storage and workspace. There is plenty of room for appliances, and steps lead through an archway into the delightful sun room. Positioned to the front of the property, this bright and versatile space is perfect for enjoying the surrounding outlook and evening sunsets, with ample room for dining or relaxing. A door from the sun room also provides internal access to the garage.

A rear hallway leads to all three bedrooms and the family bathroom. Each bedroom is generously sized, with bedrooms two and three benefiting from built-in wardrobes. The family bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, low-level WC and wash hand basin.

Outside

Outside, the property continues to impress. To the rear, a door provides access to the utility room and single garage. The front garden is generous in size and mainly laid to lawn, complemented by mature trees and established flower and shrub borders. The front garden extends seamlessly into the side garden, which is also laid to lawn and enclosed by a low-level retaining wall.

A pathway runs around the bungalow, leading to the rear garden, where the plot blends into the mature woodland beyond, creating a wonderful sense of privacy and a truly picturesque setting. The overall plot extends to approximately 0.21 acres (STMS), offering excellent outdoor space and exciting scope for enhancement. This is a fantastic opportunity to purchase a detached bungalow in a desirable village location, with woodland surroundings, generous gardens, and significant potential to add value and personalise.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Oil Central Heating, Electricity all connected and Broadband available.

Local Authority

Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE
Council Tax C

Directions

From the A1067 Fakenham Road heading through Taverham and towards Lenwade, Gt. Witchingham, turn left into Lyng Road and follow the road into the village of Lyng. Turn right onto The Common and left onto Heath Road where the property can be found indicated by our For Sale Board.

