



Burlingham Road, South Walsham - NR13 6DJ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Burlingham Road

South Walsham, Norwich

NO CHAIN. This EXTENDED SEMI-DETACHED BUNGALOW offers an exceptional opportunity for those seeking spacious and versatile single-storey living in a desirable residential setting. Boasting a thoughtfully designed OPEN PLAN KITCHEN and DUAL ASPECT DINING ROOM, the property is perfect for entertaining and every-day family life. The 17' CONSERVATORY, accessed via French doors, provides an inviting space to relax and enjoy views over the garden, while the generous 13' SITTING ROOM features full height windows and a door to the rear, flooding the space with natural light. Accommodation comprises TWO WELL-PROPORTIONED BEDROOMS and a contemporary SHOWER ROOM, ideal for modern living. The bungalow is set on a WELL STOCKED 0.13 ACRE PLOT (stms), with an array of mature planting that creates a tranquil and private setting. Additional benefits include a GARAGE with driveway parking, offering ample space for vehicles and storage.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Extended Semi-Detached Bungalow
- Open Plan Kitchen & Dual Aspect Dining Room
- 17' Conservatory with French Doors to Rear
- 13' Sitting Room with Full Height Windows & Door to Rear
- Two Bedrooms & Shower Room
- Well Stocked 0.13 Acre Plot & Gardens with a Range of Mature Planting
- Garage & Driveway Parking

South Walsham is situated partly in the Broads national park and is some eight miles from the city of Norwich and two miles from the market town of Acle. The village covers 3,000 acres, has some 350 dwellings, pubs with restaurants, a post office/stores, a church, a nationally renowned water garden attraction, village hall, recreation ground, and an award winning primary school. It has two broads, South Walsham Broad only a 5 minute walk away, a boatyard and a nature reserve.



SETTING THE SCENE

Set back from the road and approached via a brick-weave driveway, ample off road parking can be found with access leading to the main bungalow and detached garage. The front gardens are laid to lawn and include a wealth of mature planting and shrubbery whilst gated access leads to the rear garden.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with fitted carpet whilst doors lead off to the bedroom and living accommodation. To the front of the property, the bedrooms can be found, including the main double bedroom with fantastic garden views and a range of built-in wardrobes. The second bedroom enjoys the same front facing views, with fitted carpet underfoot and full width wardrobes with sliding doors sitting adjacent. The shower room serves both bedrooms, with a white three piece suite including tiled walls and flooring, and a shower cubicle including a thermostatically controlled shower. The main sitting room enjoys garden views via the rear facing full height window and door which leads out to the patio seating area, with a feature brick built fireplace creating a focal point to the room, with fitted carpet underfoot. The kitchen and dining room are open plan with the kitchen itself enjoying a u-shaped arrangement of wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven with space provided for general white goods including a fridge freezer, dishwasher and washing machine. Tiled splashbacks run around the work surface with a rear facing window enjoying garden views, whilst an opening takes you to the dining area with dual aspect views via the front facing window and French doors into the conservatory. The conservatory extends the living space with French doors and a further door leading out to the garden, wood effect flooring underfoot and a vaulted ceiling above.

FIND US

Postcode : NR13 6DJ

What3Words : ///skims.guests.inserting

VIRTUAL TOUR

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



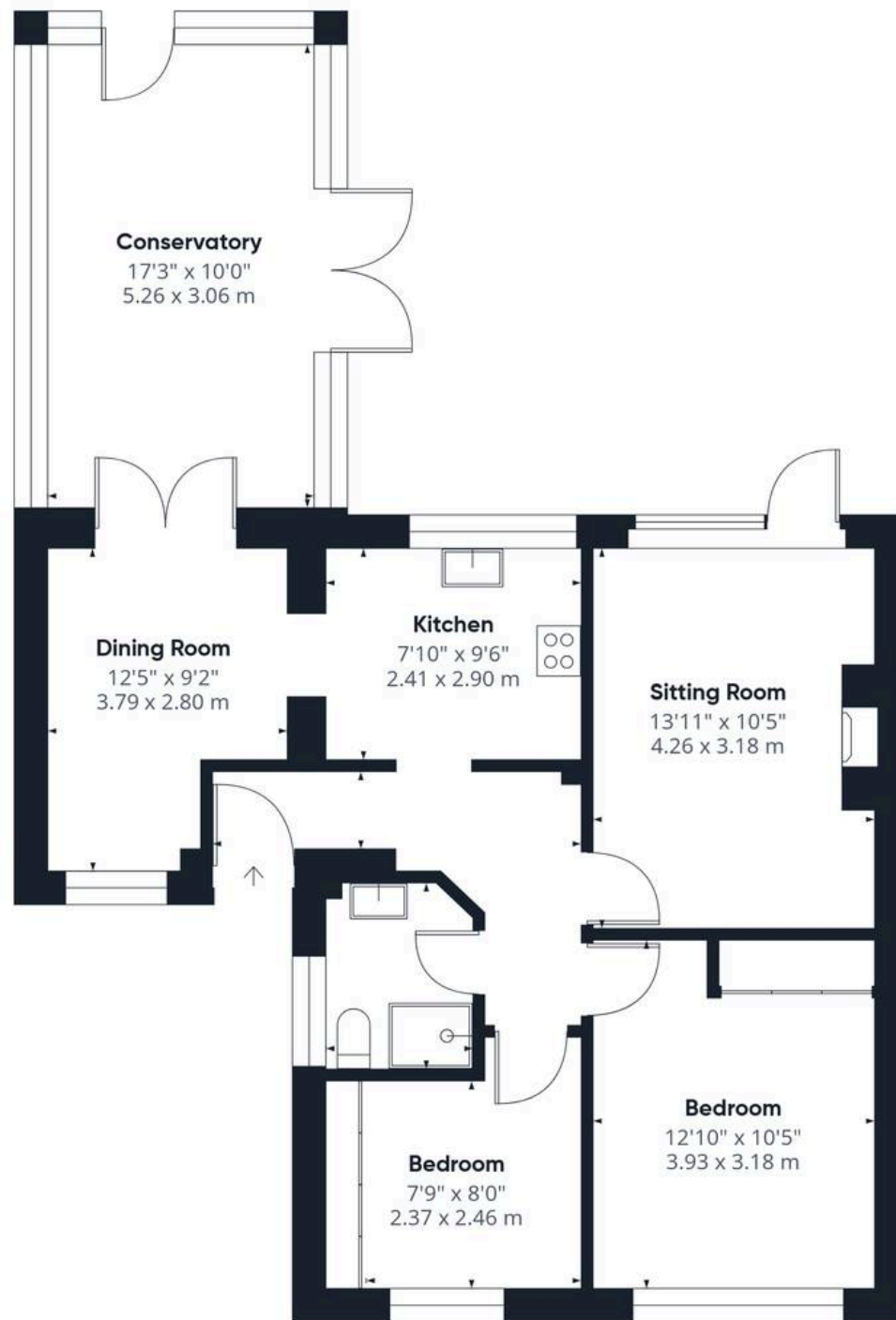




THE GREAT OUTDOORS

Heading outside, the rear garden enjoys a large lawned expanse with a wide variety of mature planting and shrubbery - all enclosed within timber panel fencing. A large patio seating area extends from the sitting room and conservatory French doors, with a pathway leading up the garden to various seating areas. The adjacent garage is accessed via an up and over door to front and door to side, with the oil tank located to the rear, along with a timber built storage shed.





Approximate total area⁽¹⁾

826 ft²
76.6 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.

GIRAFFE360



Ground Floor Building 1



Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.