



Kabin Road, Norwich - NR5 0LW

STARKINGS  
&  
WATSON  
HYBRID ESTATE AGENTS



## Kabin Road

Norwich

Presented in TURNKEY CONDITION throughout, this SEMI-DETACHED BUNGALOW has been EXTENDED and MODERNISED offering in excess of 1,130 Sq. Ft (stms) of living accommodation. Stepping inside to the HALLWAY ENTRANCE, doors open to THREE BEDROOMS including the MAIN BEDROOM boasting a WALK IN WARDROBE. The stunning four piece FAMILY BATHROOM includes a FREESTANDING BATH and OPEN SHOWER. The heart of the home is the 20' OPEN PLAN SITTING/ DINING ROOM, perfect for entertaining and relaxing, boasting BI-FOLDING DOORS opening to the garden and a ROOF LANTERN SKYLIGHT ensuring the room is flooded with natural light. The fully fitted KITCHEN boasts a HIGH SPECIFICATION including fully INTEGRATED APPLIANCES, whilst a separate UTILITY ROOM offers a tucked away space for white goods with a convenient two piece W.C adjacent. Outside, DRIVEWAY PARKING for multiple vehicles can be found to the front. To the rear, the GARDEN is PRIVATE and FULLY ENCLOSED.

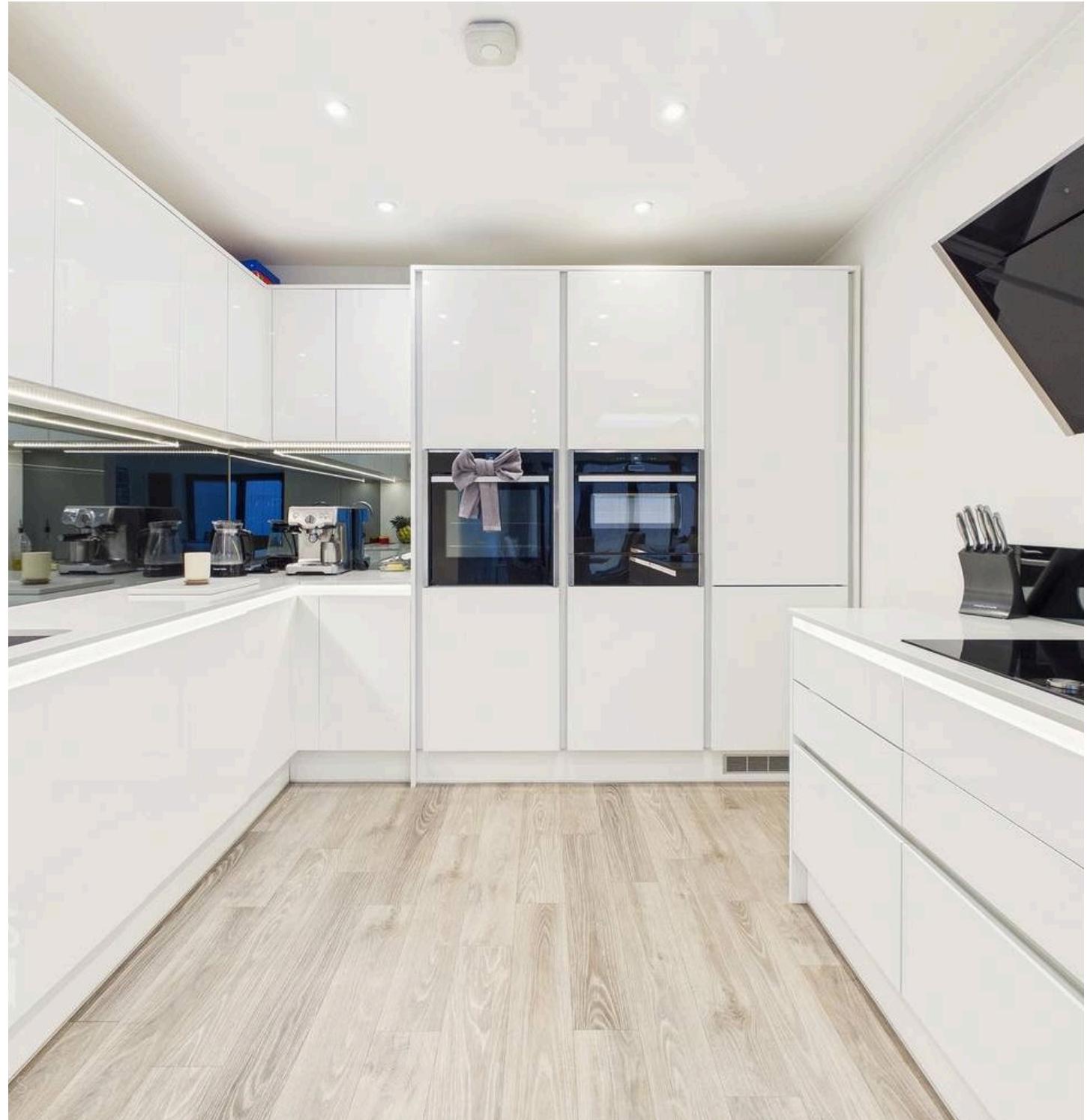
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Semi-Detached Bungalow
- In Excess Of 1,130 Sq. Ft (stms) Of Living Accommodation
- Fully Renovated & Extended Layout, Turnkey Condition Throughout
- 20' Open Plan Sitting/ Dining Room With Bi-Folding Doors
- High Specification Fitted Kitchen & Separate Utility Room
- Three Bedrooms
- Driveway Parking To Front
- Private & Enclosed Rear Garden

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

Set back from the road, the property is fronted by a low maintenance shingle driveway enclosed by a traditional half height brick wall. To the side, you will find a practical storage shed along with a secondary access door, while the main entrance is conveniently located at the front of the home.

## THE GRAND TOUR

Stepping inside, a light and bright hallway stretches through the heart of the property, providing loft access and featuring hard flooring for ease of maintenance. Doors open to three well proportioned bedrooms, beginning with a front facing room, including carpeted flooring and stylish feature wall panelling; this space is ideal as a single bedroom or could be used as a dedicated home office. Continuing through the hall, you will find two further double bedrooms. The first boasts herringbone style flooring, while the adjacent main bedroom is carpeted and offers room for a large double bed, further benefiting from double doors that open into a private walk in wardrobe and dressing room. All rooms are served by a contemporary, fully tiled four piece family bathroom, which boasts a modern wet room style shower, a freestanding bath, vanity storage, and a wall mounted heated towel rail. The end of the hallway leads into the focal point of the home, the impressive 20' open plan sitting and dining room. This space is flooded with natural light via a large backlit lantern style roof light and sleek bi-folding doors that open onto the garden. With wood flooring underfoot, the room comfortably accommodates both formal dining and a variety of soft furnishing layouts. This area flows seamlessly into the high specification kitchen, offering a comprehensive range of wall and base units complemented by stylish reflective splashbacks and ample workspace. Integrated appliances include a dishwasher, fridge-freezer, double ovens, microwave, and an inset electric hob with an extractor.

Off the sitting room, an inner hallway provides convenient access to the driveway and leads to a modern two piece W.C. and a fitted utility room. The utility room provides additional storage with units matching the kitchen, a further sink with a mixer tap, and under counter space for both a washing machine and tumble dryer.

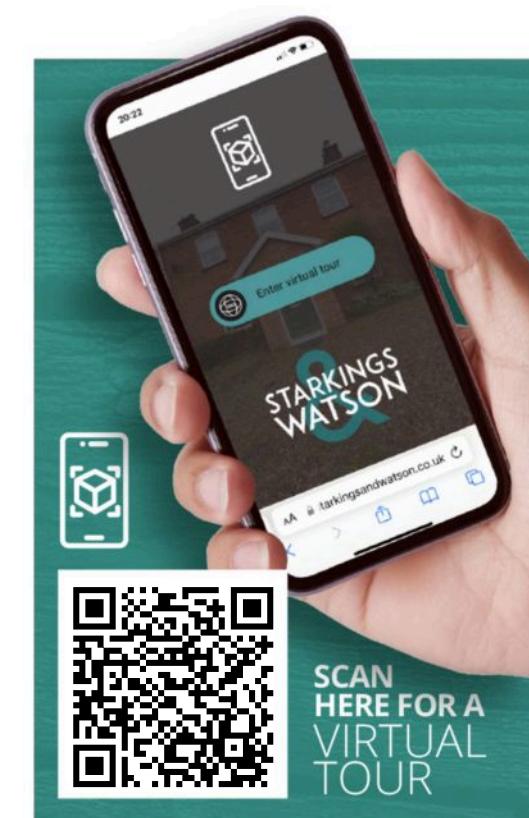
## FIND US

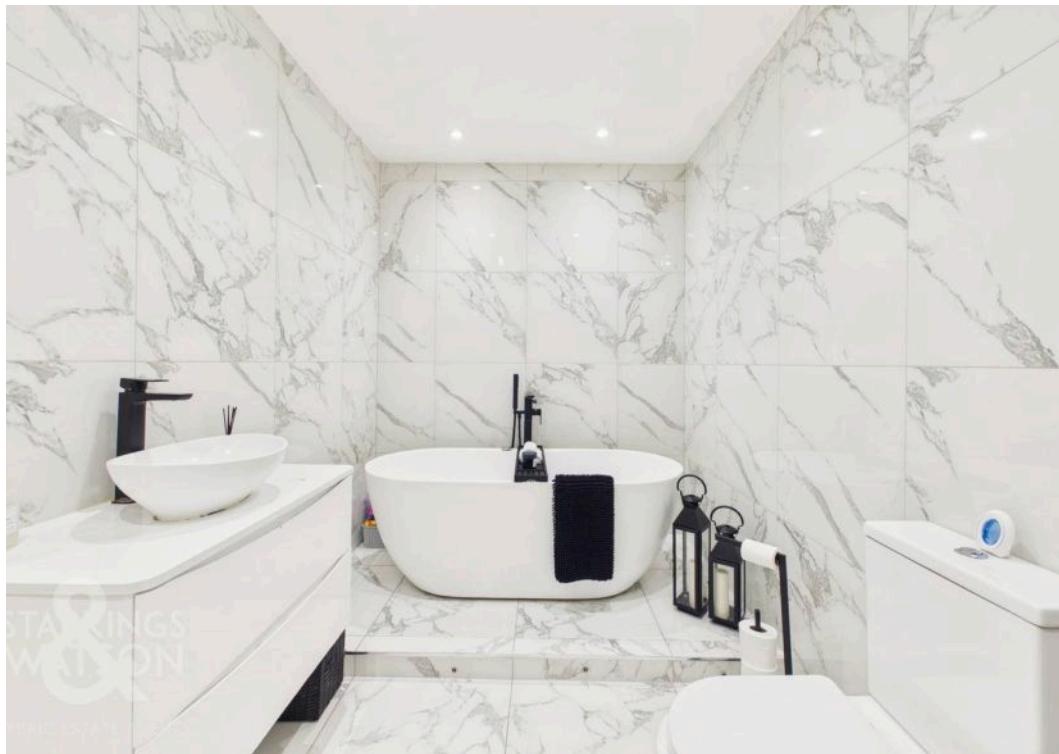
Postcode : NR5 0LW

What3Words : ///warns.defend.fails

## VIRTUAL TOUR

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



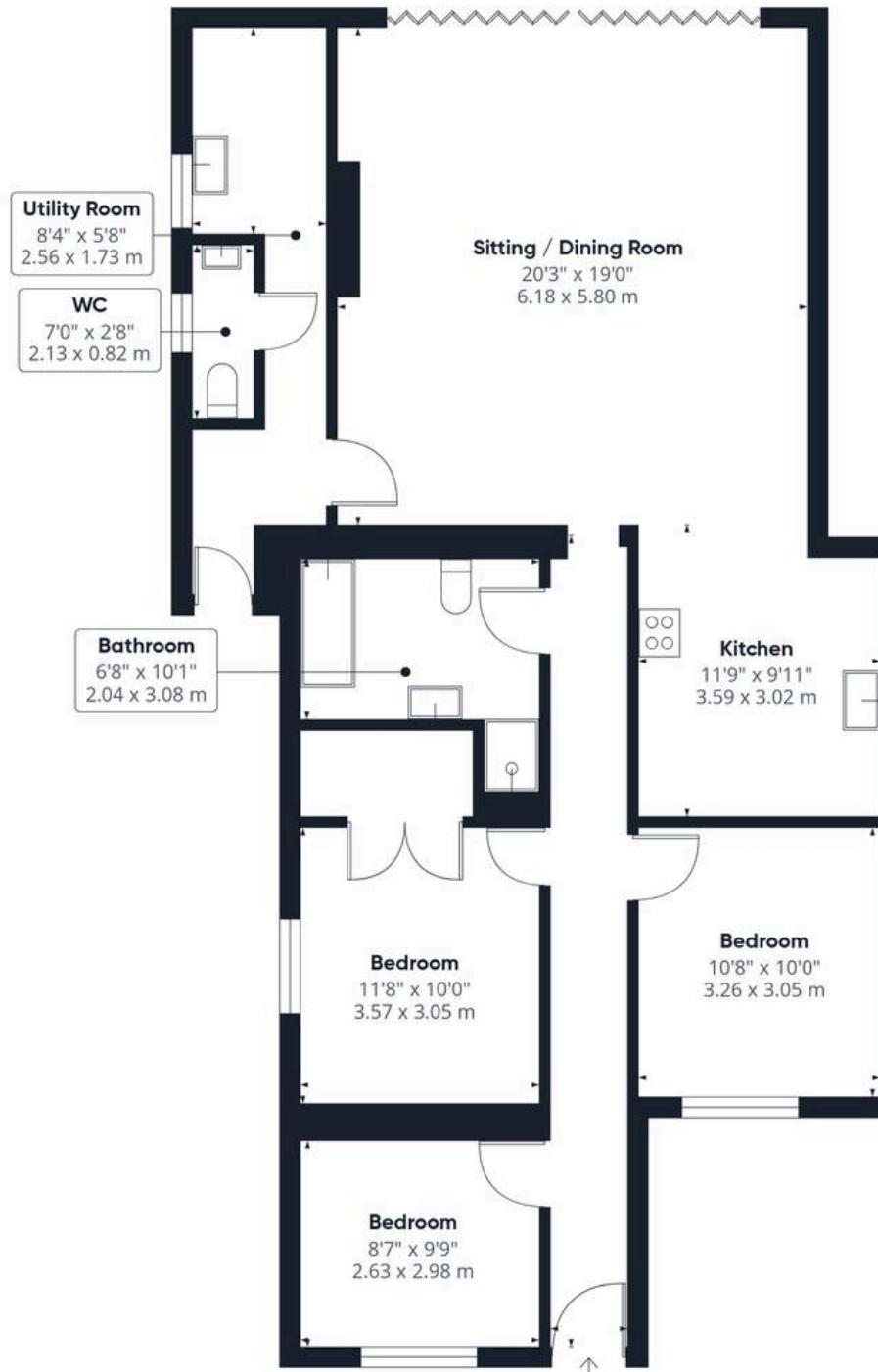




## THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and has been thoughtfully landscaped with a low maintenance in mind. The space initially opens onto an expansive porcelain patio, offering ample room for outdoor furniture and alfresco dining during the summer months. Convenient storage space is tucked away down the side of the property, while a shallow step leads down to the main body of the garden, which features a beautifully maintained level lawn.





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

1133 ft<sup>2</sup>  
105.3 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.



## Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • [costessey@starkingsandwatson.co.uk](mailto:costessey@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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.