



The Common, Surlingham - NR14 7AP

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



The Common

Surlingham, Norwich

This DETACHED BUNGALOW occupies an ENVIABLE POSITION and has been CONSIDERABLY IMPROVED with a RECENTLY FINISHED, TASTEFUL MODERNISATION throughout, creating a truly move-in ready home. Step inside to discover a welcoming ENTRANCE HALL that flows effortlessly into the LIGHT-FILLED SITTING ROOM, where an EXPOSED RED BRICK FIREPLACE (perfect for cosy evenings) and FRENCH DOORS open directly into the rear garden, blending indoor comfort with outdoor living. The property boasts a RENEWED KITCHEN with MODERN FITTINGS, complemented by a CONTEMPORARY BATHROOM SUITE that offers both style and practicality. Two GENEROUS DOUBLE BEDROOMS provide ample space for relaxation and storage, each benefitting from a peaceful outlook and quality finishes. To the rear, a 15' GARDEN ROOM has been thoughtfully added, offering a versatile space for dining, entertaining, or quiet retreat, while the adjoining INVITING PATIO RENOVATION creates a seamless transition for alfresco enjoyment.



Every detail has been carefully considered to maximise comfort, privacy, and style, making this a truly special home. The rear garden enjoyed newly erected fencing keeping the space FULLY ENCLOSED with a sizeable DRIVEWAY sitting to the front of the CARPORT and WORKSHOP to the rear with added loft space, giving ample OFF ROAD PARKING.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Detached Bungalow In An Envidable Position
- Considerably Improved With A Recently Finished Tasteful Modernisation Throughout
- 15' Garden Room Added To The Rear Of The Home With An Inviting Patio Renovation
- Sitting Room With Exposed Red Brick Fireplace & French Doors Into The Rear Garden
- Renewed Kitchen & Bathroom Suites
- Two Generous Double Bedrooms
- Fully Enclosed Private Rear Garden With Open Lawn, Patio Seating Area & Newly Erected Perimeter Fencing
- Driveway & Garage Giving Ample Off Road Parking



The South Norfolk village of Surlingham is a highly sought after location due to its country setting, whilst neighbouring the villages of Rockland St Mary and Bramerton. The village provides local amenities including bus service, whilst Rockland offers a village store and post office. Access to the river network can also be gained, with excellent transport links provided to Norwich and Beccles.

SETTING THE SCENE

The property is set back from the street with tall perimeter fencing and mature shrubbery, keeping the garden fully enclosed and offering a sense of privacy. Parking can be found just behind the garden, with a large shingle driveway set in front of the detached brick garage, whilst the main front door to the home comes on the opposite side of the plot, accessed through a newly fitted swinging latch and brace gate.

THE GRAND TOUR

Once inside, a porch extension offers the perfect space to slip off coats and shoes before heading into the remainder of the home, where initially the kitchen is the first space to greet you, benefiting from a mixture of wall and base-mounted cabinetry with solid wood work surfaces and inset enameled sink, all sitting upon refurbished flooring, creating a bright and inviting living space. Through from here, the main living room has been finished to a high standard with a neutral décor, with hardwearing wooden effect flooring, accompanied by exposed wooden beams towards the ceilings and a red brick fireplace housing a cast iron wood-burning fire, adding to the inviting nature of this room. A set of French doors back onto the rear garden patio, whilst double-glazed windows give a clear outlook onto the private rear garden.

The property benefits from two double bedrooms, which currently interlink with one another, however could be separated if required, with each room being more than capable of hosting a double bed with additional storage solutions, and both benefiting from a recent and attractive redecoration. Through from the kitchen is a fully renovated bathroom suite, which has been finished to an incredibly high standard and features a rainfall shower head with glass screen mounted over the bath, vanity storage and wall-mounted radiator.

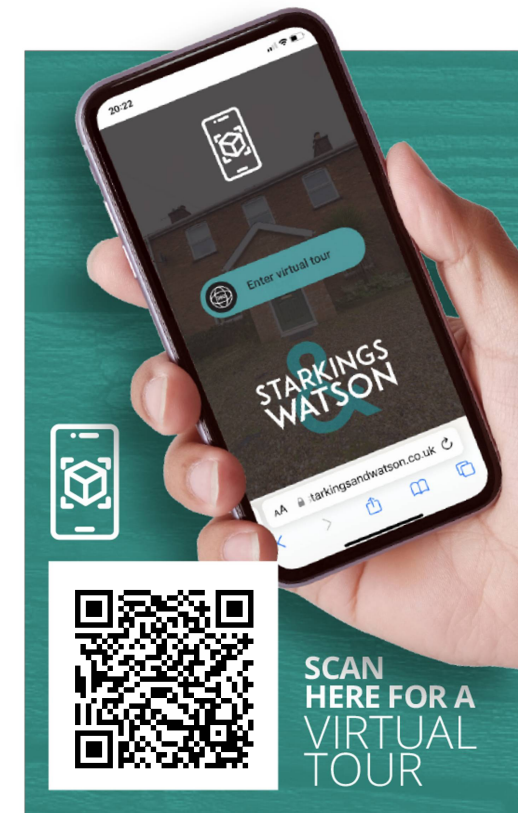
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VIRTUAL TOUR

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



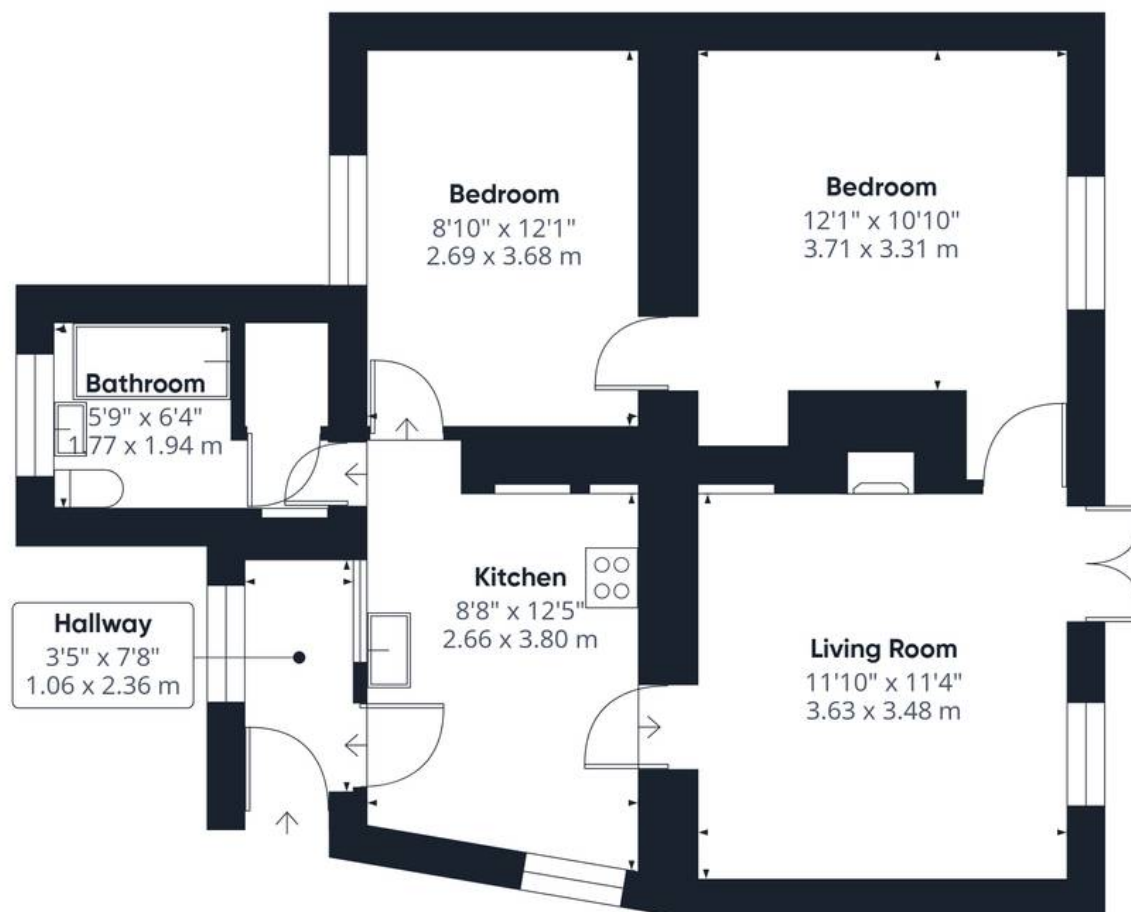




THE GREAT OUTDOORS

Externally, the improvements continue, where the main garden space enjoys newly erected timber panel fencing and open lawn space with a stunning patio seating area complete with a timber pergola and covered seating, complete with access to the newly added garden room, measuring an impressive 15 feet in length. This space has been fully insulated and is complete with its own electrics, creating the ideal space for further relaxation, or the perfect opportunity for those working from home. To the left of the porch entrance there is a second garden space, currently housing the oil tank and offering further space to enjoy the warmer months.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

727 ft²

67.5 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



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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