

FREEHOLD



Bungalow - End Terrace

# 3 SOLE CLOSE, HORSFORD, NORWICH, NR10 3BU

Offers In The Region Of  
**£230,000**

## FEATURES

- End Terrace Bungalow
- Lounge/Diner
- Bathroom
- Off Road Parking
- Entrance Hall
- Kitchen
- Two Bedrooms
- Gardens





## 2 Bedroom Bungalow - Semi Detached located in Norwich

NO ONWARD CHAIN! Nestled in the tranquil cul-de-sac of Sole Close in Horsford, Norwich, this charming end terrace bungalow offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious entrance hall, leading into the lounge that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The adjoining kitchen is functional and well-equipped, making meal preparation a pleasure. The bungalow also features a neatly appointed bathroom, ensuring all essential amenities are readily available.

Outside, the property boasts both front and rear gardens, providing ample space for outdoor activities or simply enjoying the fresh air. The gardens are a blank canvas, ready for your personal touch, whether you envision a vibrant flower display or a serene seating area backing onto fields.

Parking is a breeze with space for two vehicles, adding to the convenience of this lovely home. The end terrace

position enhances privacy and offers a sense of community in this neighbourhood.

This bungalow is not just a property; it is a place where memories can be made. With its ideal location in Horsford, you will enjoy the benefits of the residential area while still being within easy reach of Norwich's vibrant city life. This property is a wonderful opportunity for anyone looking to settle in a charming and welcoming environment.

### Entrance Hall

With front entrance door, doors to all rooms, radiator, airing cupboard and storage cupboard.

### Lounge

With window to the front and rear aspect, radiator, gas fire and serving hatch leading to kitchen.

### Kitchen

Fitted with a range of wall, base and drawer units, with worktop over, sink unit, tiled splashback, space for oven, space for fridge freezer, space and plumbing for washing machine, storage cupboard and door leading to the garden.

### Bedroom 1

Window to front aspect and radiator.

## Bedroom 2

Window to rear aspect and radiator.

## Bathroom

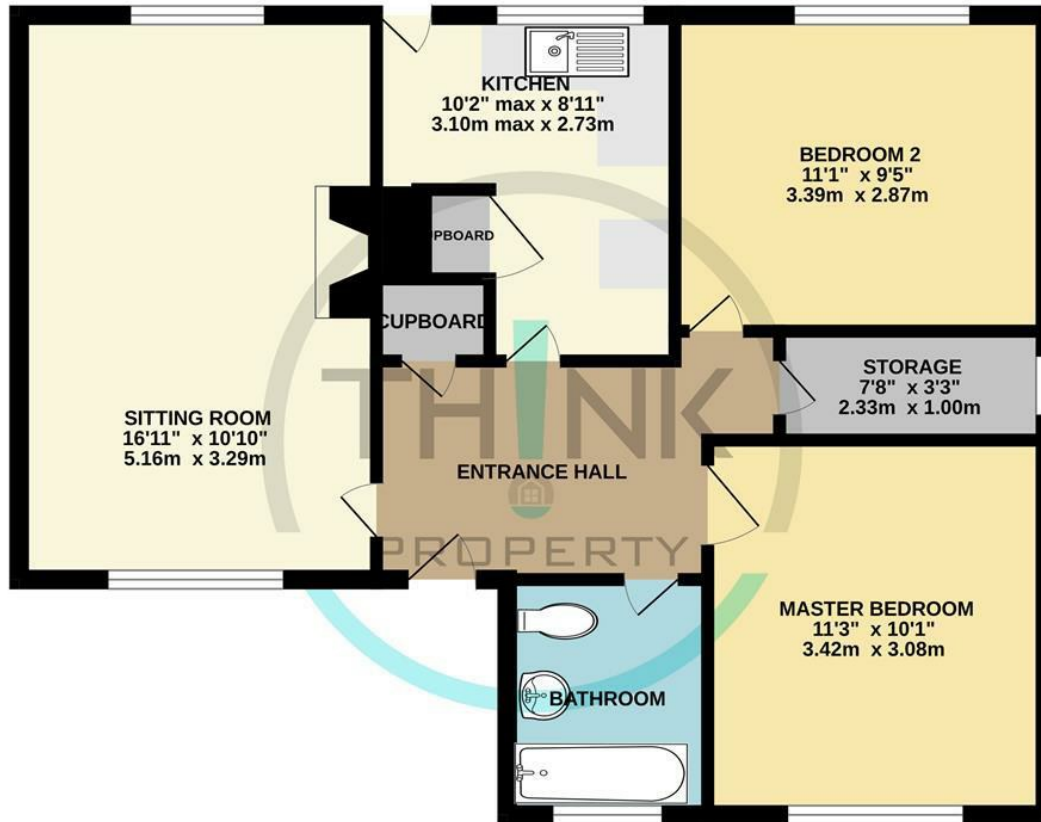
Fitted with a three piece suite, comprising of panelled bath with shower over, low level WC, hand wash basin pedestal, part tiled wall, radiator and window to front aspect.

## Outside

The property is approached by a pathway, leading to the front garden which is mainly laid with lawn, surrounded by hedges. To the rear the garden is mainly laid to lawn with a variety of plants and shrubs, side access gate and all enclosed by timber fencing.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 as to their operability or efficiency can be given.  
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Council Tax Band

**B**

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

