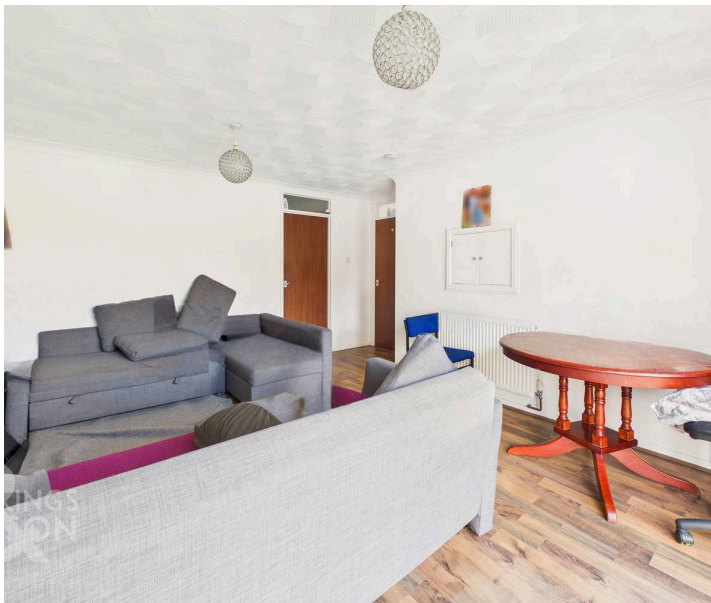
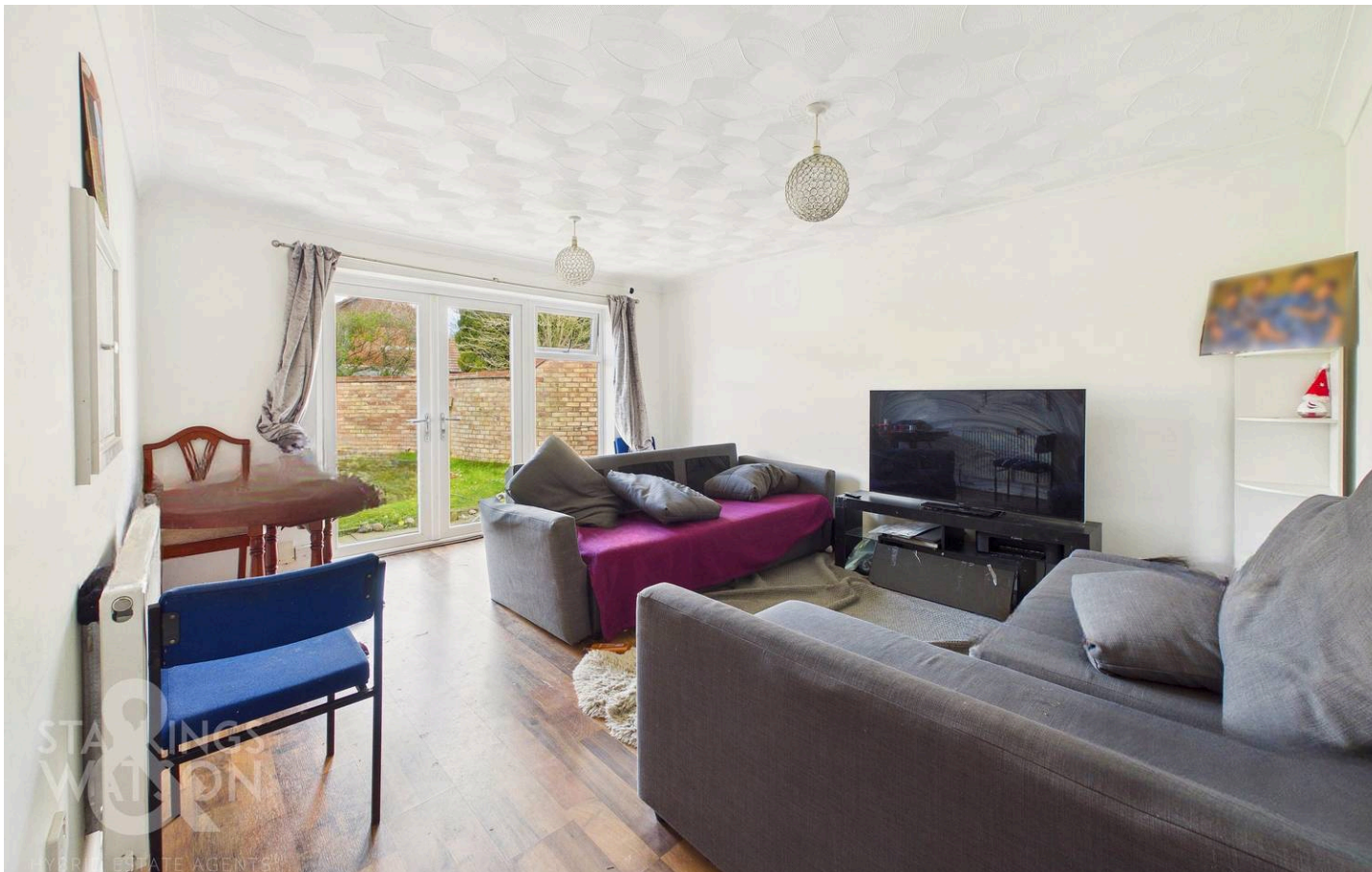




Wenman Court, Norwich - NR5 9LP



Wenman Court

Norwich

NO CHAIN! Offering a tucked away position within a quiet CUL-DE-SAC, this DETACHED BUNGALOW is positioned on a prominent CORNER PLOT with an EXTENDED and VERSATILE layout, ideal for family living. Internally the accommodation comprises a HALLWAY ENTRANCE, with doors opening to all accommodation and a conveniently positioned two piece W.C. The 15' CONVERTED GARAGE enjoys a DUAL ASPECT and provides an ideal extra RECEPTION ROOM or DOUBLE BEDROOM. The fully fitted KITCHEN offers EXTENSIVE STORAGE and INTEGRATED APPLIANCES, overlooking the garden and offering access out. The adjacent 14' SITTING ROOM allows for a range of soft furnishing layouts with FRENCH DOORS opening and ensuring the room is flooded with NATURAL LIGHT. The INNER HALL offers doors opening to a further THREE BEDROOMS and the three piece FAMILY BATHROOM including a shower over the bath. Outside, DRIVEWAY PARKING to the front can be found for multiple vehicles. Whilst to the rear, the PRIVATE and FULLY ENCLOSED GARDEN is LARGER THAN AVERAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Detached Bungalow
- Quiet Cul-De-Sac Position
- Modernised Kitchen & Bathroom
- Converted Garage for Bedroom or Study
- Modern Double Glazing & Boiler
- Sizeable Private & Enclosed Garden
- Driveway Parking For Multiple Vehicles

The Norwich City suburb of Clover Hill and Bowthorpe is situated just a few miles away from the City Centre. This thriving part of Norwich offers a wealth of local amenities including, shops, pubs, restaurants, doctor's surgeries and schools. This highly requested suburb is served with excellent transport links via both public transport and road links to the A47 and A11, whilst being close to the Norfolk & Norwich Hospital and the University of East Anglia.

SETTING THE SCENE

The property can be found set back from the road, occupying a generous corner plot position with a paved driveway offering parking for multiple vehicles, bisected by a flagstone walkway leading to the main entrance at the front. A further hardstanding resin space provides an ideal area for additional parking. Low level hedging runs neatly around the border to complete the frontage.



THE GRAND TOUR

Stepping inside, the hallway entrance offers space for storing coats and shoes, with doors opening to all accommodation and a conveniently positioned two piece WC. To the left, the 15' converted garage enjoys a generous dual aspect, including a door opening to the garden. This versatile space features carpeted flooring and is ideal for use as a home office, study, or a further double bedroom. Also from the hallway, a door opens to the fully fitted kitchen, which features hard flooring for ease of maintenance and a further door leading out to the garden. The kitchen itself offers a substantial range of wall and base units, complemented by integrated appliances including an oven, inset electric hob and extractor. Worktop space wraps around to provide plenty of room for food preparation, while under counter space and plumbing are available for a washing machine and fridge, with further freestanding space for an 'American style' fridge freezer. A service hatch opens from the kitchen into the sitting and dining room. The 14' sitting and dining room offers wood effect flooring and provides plenty of space for a range of soft furnishing layouts alongside a formal dining table. Enjoying a rear facing aspect, the room is flooded with natural light from large uPVC double glazed windows and French doors that lead directly out to the garden.

From the sitting room, a further doorway leads to the inner hall, providing access to three well proportioned bedrooms. All three bedrooms include carpeted flooring, radiators, and uPVC double glazed windows. The accommodation is completed by a three piece family bathroom, featuring a shower over the bath ideal for family living, predominantly tiled surrounds for ease of maintenance, and vanity storage below the sink.

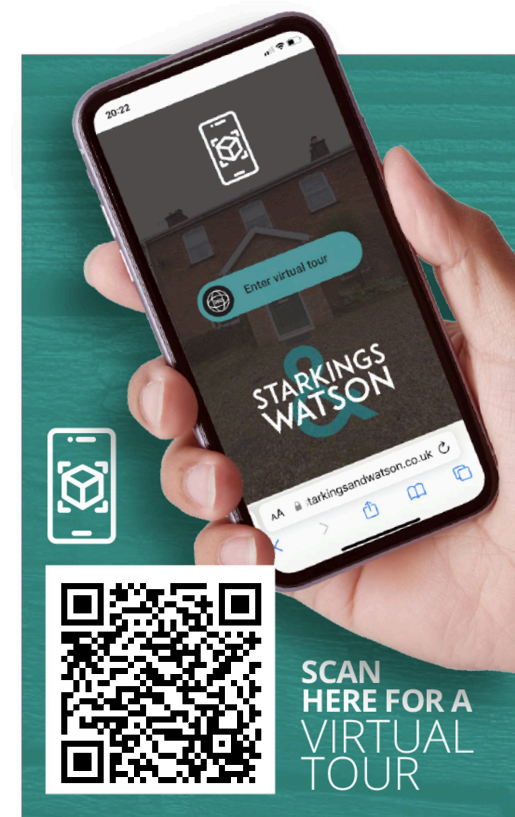
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VIRTUAL TOUR

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



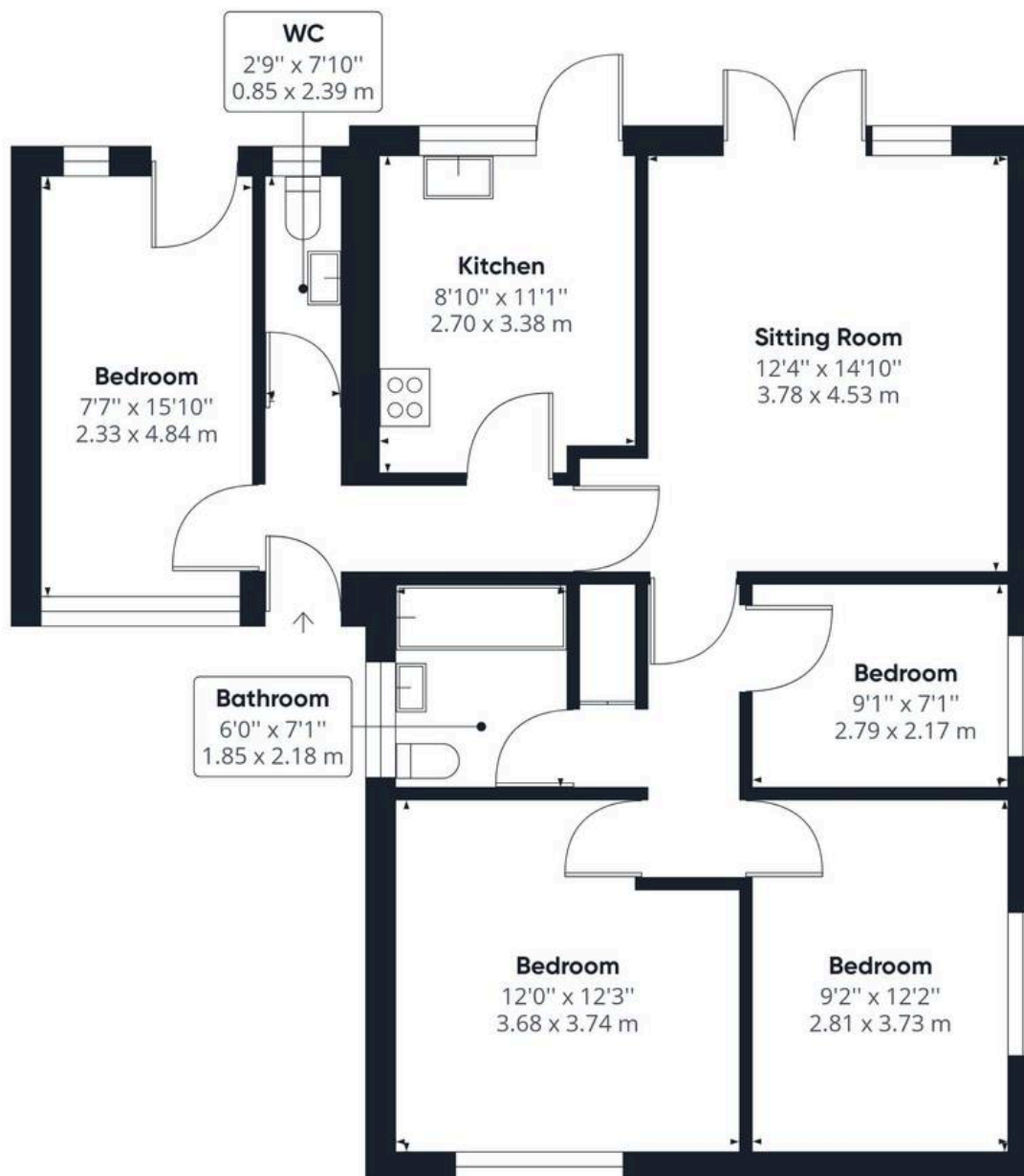




THE GREAT OUTDOORS

Stepping outside, the private and fully enclosed rear garden is surrounded by timber panel fencing and brick walling. It initially offers a flagstone and resin-based patio, providing an ideal space for outdoor furniture to enjoy the summer months. The remainder of the garden is predominantly laid to lawn and extends to the side of the property, making the most of the generous corner plot. A wooden latch and brace gate allows for direct pedestrian access back to the front of the home.





Approximate total area⁽¹⁾

905.63 ft²

84.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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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 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.