Meadow Rise Road
Norwich, Norfolk NR2 3QF

Guide Price £350,000 - £375,000

claxtonbird
residential

Meadow Rise Road, Norwich, Norfolk NR2 3QF

*** Guide Price £325,000 - £350,000 *** ClaxtonBird is pleased to present this two-bedroom detached bungalow, ideally located in the highly sought-after Golden Triangle area of Norwich. Tucked away at the end of a peaceful cul-de-sac.

The spacious sitting room features dual-aspect windows, allowing natural light to fill the space and creating a relaxing environment to enjoy. The remaining accommodation also includes a fitted kitchen, two double bedrooms, and a shower room.

Surrounded by gardens on three sides and includes driveway parking, a single garage, and two brick-built stores, providing ample additional storage.

In addition to its existing appeal, the generous plot and desirable location offer excellent potential for remodelling or further development, subject to the necessary planning consents, making this an exciting opportunity for buyers looking to create a home tailored to their own requirements.

Offered for sale with no onward chain.

Entrance Hall

Upvc double glazed entrance door, upvc double glazed windows to front aspect, two storage cupboards and storage heater.

Sitting Room 17'11" x 12'1" (5.47 x 3.69)

Upvc double glazed windows to front and rear aspect, fireplace with electric inset and tiled hearth, and storage heater.

Kitchen 11'6" max x 10'8" max (3.52 max x 3.27 max)

Fitted kitchen comprising wall and base units with worktop over, stainless steel sink drainer with mixer tap, cooker point, space for fridge freezer, part tiled splashbacks, double storage cupboard housing water cylinder, upvc double glazed window to rear aspect, and upvc double glazed door leading out to the garden.

Bedroom 11'10" x 12'10" (3.63 x 3.92)

Upvc double glazed window to rear aspect and storage heater.

Bedroom 11'11" x 10'9" (3.65 x 3.28)

Upvc double glazed window to front aspect and storage heater.

Shower Room

Suite comprising walk-in shower with electric shower over, low-level WC, wash hand basin, tiled walls, extractor fan and upvc double glazed window to side aspect.

Front Garden

Lawned garden with driveway parking, single garage and pathway leading to the entrance door.

Rear Garden

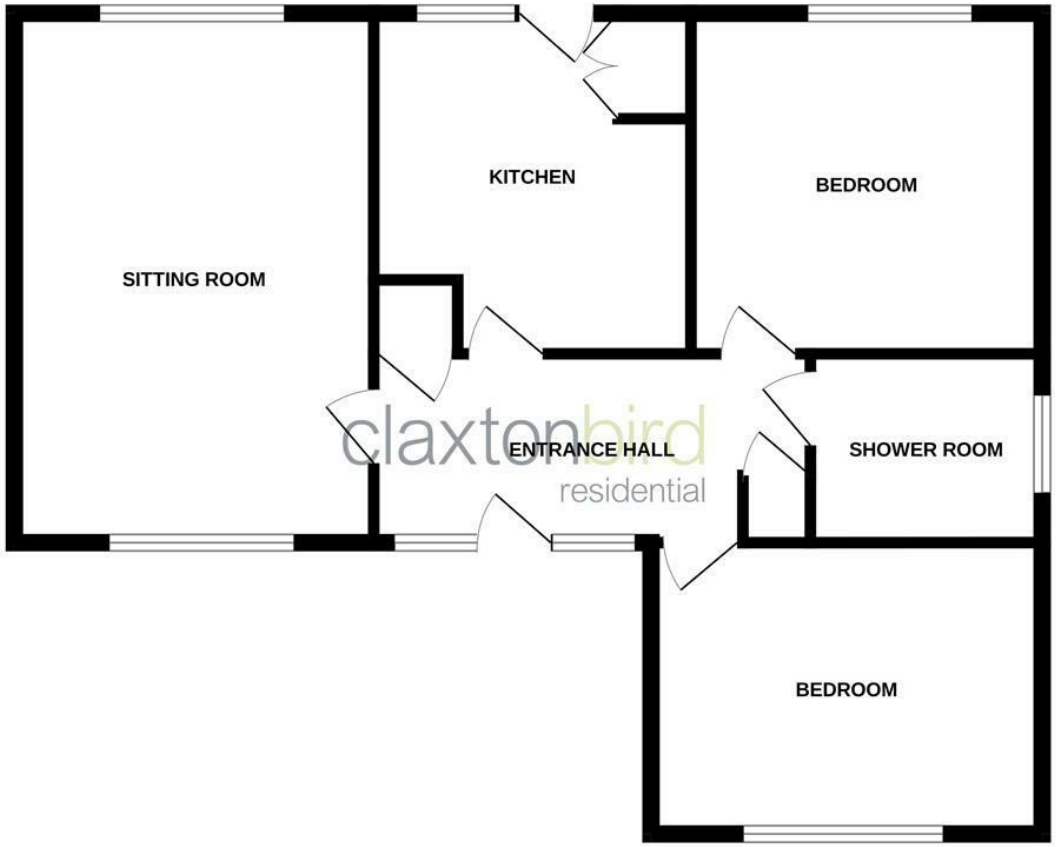
Laid to lawn and shingle with shrub borders and two brick-built stores (one of them housing plumbing for washing machine).

Agents Note

Council Tax Band C

There is a gas main into the garage and a gas meter is connected to it. However, there is no connection between the meter and the bungalow.

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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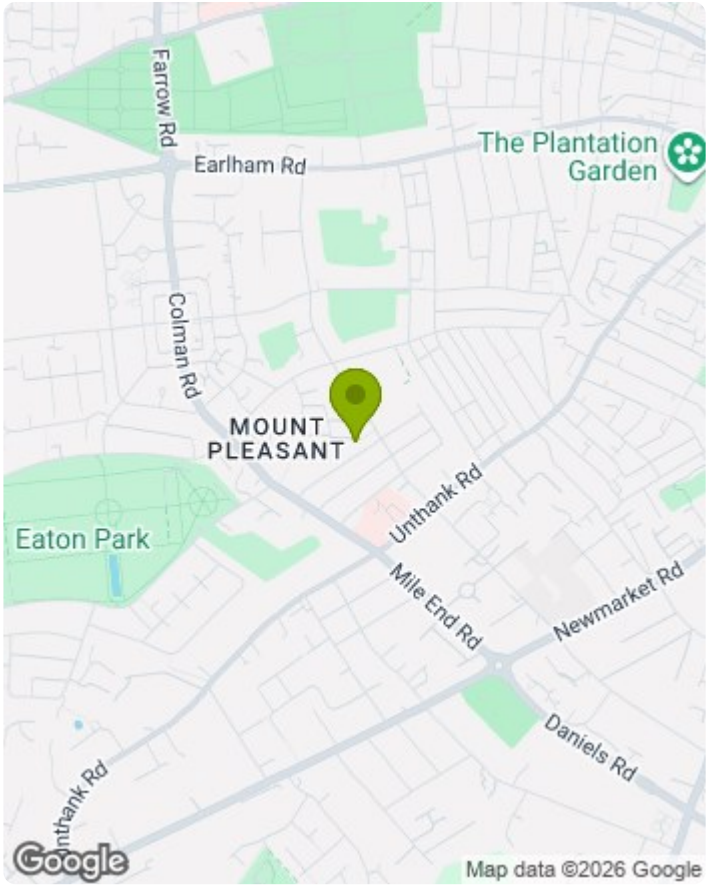

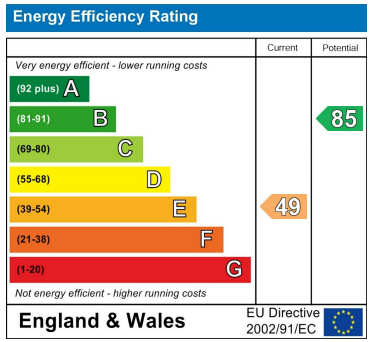

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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