



Bridge Close, Great Witchingham - NR9 5TE

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## Bridge Close

Great Witchingham, Norwich

Situated in a quiet close this MODERN HOME was built in 2021 and enjoys the remaining NHBC guarantee whilst boasting a MULTITUDE OF HIGH END ALTERATIONS to include a considerable EXTENSION. The home enjoys modern AIR SOURCE HEAT pump alongside UNDERFLOOR heating on the ground floor with bespoke fitted Sharps storage within the sitting room. The space flows here seamlessly into a recent EXTENSION with all upgraded tile flooring underfoot creating a spacious and welcoming space for family and friends to enjoy before opening into the rear garden. The kitchen has also been fully rejuvenated with a an elegant finish to include Quartz worksurfaces, new cabinetry and a range of NEFF fitted appliances with ground floor WC from the hallway also. The first floor landing splits to grant access in to each of the TWO DOUBLE BEDROOMS, each benefitting from FITTED WARDROBES and newly laid carpets with newly fitted AIR CONDITIONING in the main bedroom with both sharing use of the, again, newly fitted SHOWER ROOM.

Due to its position the home is bordered by trees and is NON-OVERLOOKED with a PRIVATE seating space where the owners have also installed a fully insulated and double glazed garden room ideal to be used as a home office or further living space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- New End Of Terrace Home With 5 Years Remaining NHBC
- Considerably Extended Living Space
- Near Full High End Refit Throughout
- Bespoke Kitchen With Integrated Appliances & Quartz Worksurface
- Newly Fitted Shower Room
- Two Double Bedrooms With Added Fitted Storage
- Private Tree Lined Garden with External Cabin/Work Space
- Driveway Giving Off Road Parking

Tucked away in the countryside village of Great Witchingham, situated only a short drive from Norwich city, with the river Wensum and Marriott's way on your doorstep, the village is serviced by a range of local amenities.



## SETTING THE SCENE

The property can be found towards the very end of this quiet and private development with a brick weave driveway allowing for the parking of multiple vehicles whilst a shared flagstone walkway reaches to the side of the home where a timber swinging gate grants access into the private rear garden.

## THE GRAND TOUR

Once inside, a central lobby is the first space to greet you laid with all upgraded tile flooring, the space has been tastefully decorated by the current owners to feature wallpapering and textured panelling with stairs taking you towards the first floor, handy under stair storage cupboard and two piece WC located underneath the stairs finished with vanity storage and updated décor. At the end of this hallway the kitchen can be found through a glass panelled wooden door allowing natural light to flow between these spaces where a full refit has been undertaken by the owners to feature all quartz work surfaces stretching around a full range of new cabinetry complete with downward lighting where a multitude of integrated appliances include an oven, hob, fridge, freezer, washing machine, dishwasher and microwave.

To the left of the entrance lobby, the main living accommodation opens up in the form of a generously sized sitting room. However, with recent alterations by the current owners, this space currently functions as a formal dining room with more than enough space for a dining suite while the current owners have fitted a bespoke and attractive storage/media wall with wall mounted TV and a multitude of space throughout. The real showpiece of the home can be found opening up in the form of a generous extension with part vaulted ceilings and Velux windows. This room opens up the ground floor to create a more free flowing design and makes the new ideal sitting room space with French doors opening into the rear garden.

The first floor landing and stairs have been laid again with newer carpets where the central landing grants access to the shower room, handy storage space and each of the bedrooms. The smaller of the bedroom sits towards the rear of the home with a wide range of fitted wardrobes and storage space with floor space remaining for a double bed and further storage solutions. The larger of the bedrooms sits towards the front of the home occupying a dual front facing aspect - the space has also been fitted with wall to wall fitted wardrobes with further dress room space and carpeted flooring. The shower room, much like the rest of the home has undergone full modernization to offer a walk in shower unit with rainfall, shower head, vanity storage and tall heated towel rail.

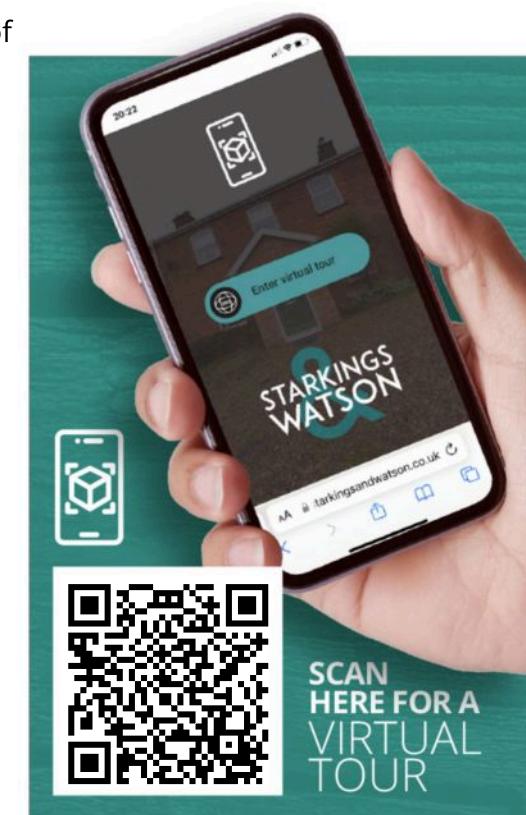
## FIND US

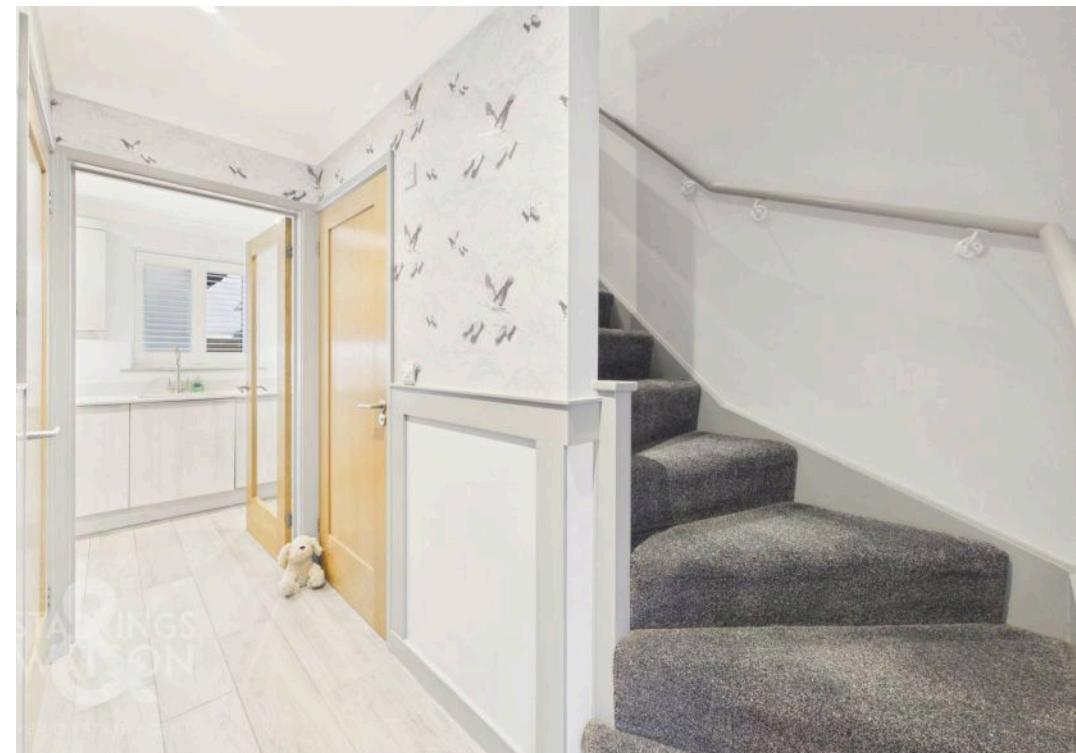
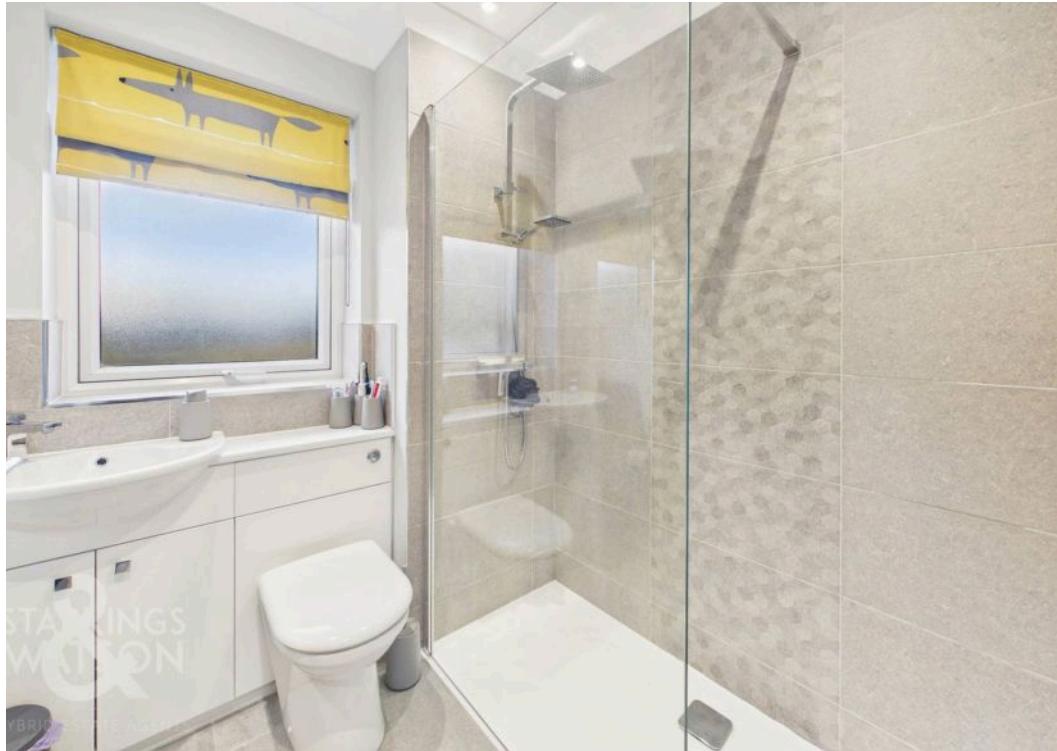
Postcode : NR9 5TE

What3Words : ///steepest.flattered.rollover

## VIRTUAL TOUR

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

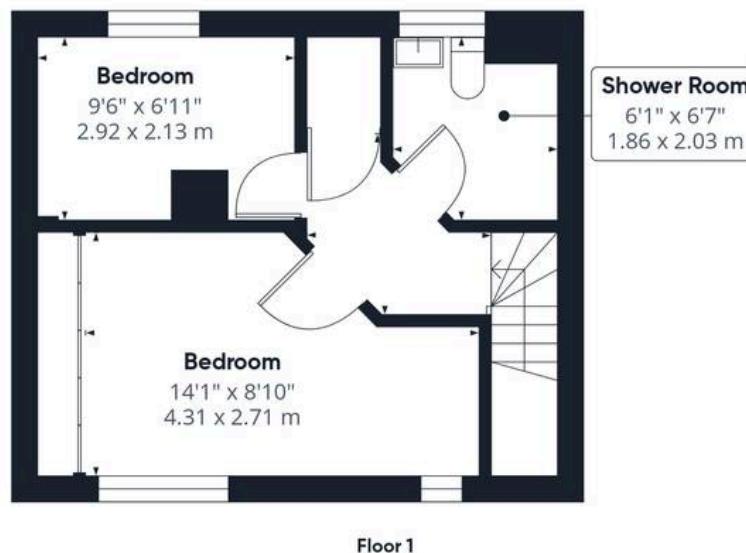
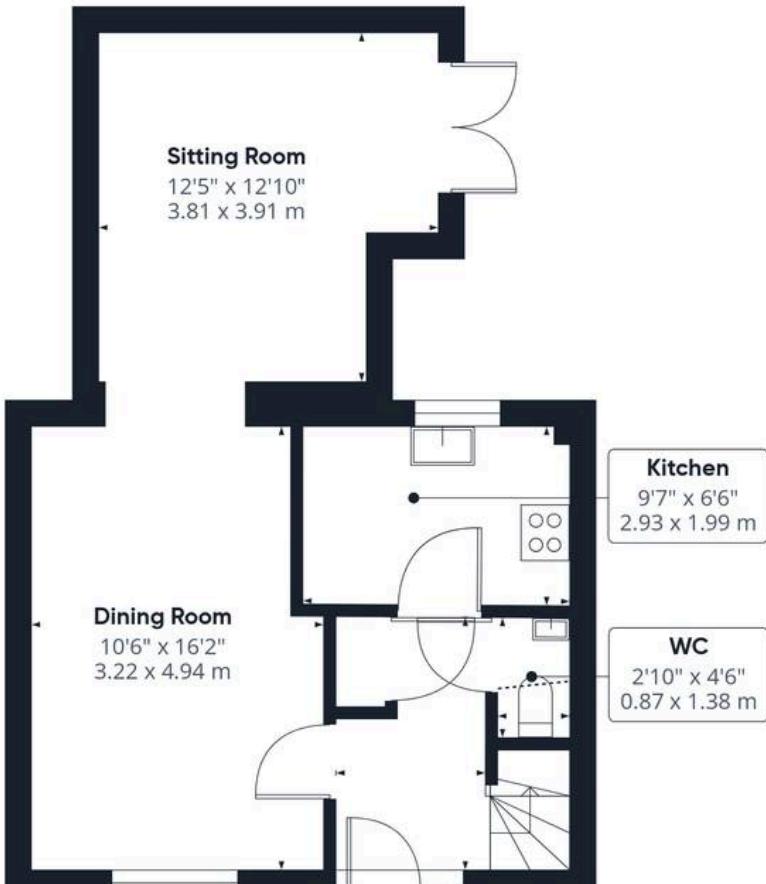






## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing giving way to a well manicured and low maintenance garden with flagstone patio seating area, carefully planted shingle borders all enjoying a non overlooked and tree lined outlook from the garden. Within the garden the owners have also fitted a bespoke cabin with uPVC double glazed doors and windows. The space is fully insulated with it's own fuse box and power supply, creating a further living space or ideal home office studio area with further storage sat just behind.



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

717 ft<sup>2</sup>  
66.4 m<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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