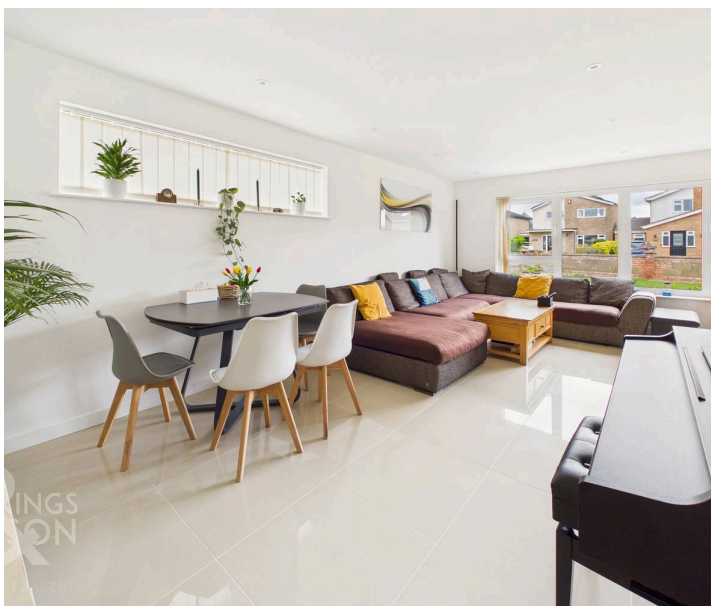




Prince Andrews Road, Norwich - NR6 6XJ

**STARKINGS
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HYBRID ESTATE AGENTS



Prince Andrews Road

Norwich

This FULLY RENOVATED and REMODELLED DETACHED BUNGALOW offers over 1,130 Sq. Ft (stms) of accommodation providing luxurious modern living within close proximity to AMENITIES, LOCAL SCHOOLING and TRANSPORT LINKS, making it ideal for families and couples alike. Additionally benefitting from UNDERFLOOR HEATING THROUGHOUT and NEWLY REPLACED TRIPLE GLAZED WINDOWS, ensuring year-round comfort and energy efficiency. Step through the ENCLOSED PORCH ENTRANCE, complete with INTEGRATED STORAGE for coats and shoes. The heart of the home is the impressive 21' DUAL ASPECT KITCHEN/SITTING/DINING ROOM, boasting a FREESTANDING WOOD BURNER for cosy evenings and a MODERN REFITTED KITCHEN with INTEGRATED APPLIANCES and EXTENSIVE STORAGE. A spacious CONSERVATORY/UTILITY ROOM provides additional versatility and convenience. The INNER HALL, adorned with newly fitted SOLID OAK INTERNAL DOORS, leads to THREE WELL PROPORTIONED BEDROOMS, each offering ample space and natural light.

All rooms are served by the HIGH SPECIFICATION, fully tiled REFITTED FAMILY BATHROOM including a shower over the bath. Stepping outside, DRIVEWAY PARKING to the front leads to the GARAGE, accessed from an ELECTRIC ROLLER DOOR. Whilst to the rear, the PRIVATE GARDEN is FULLY ENCLOSED, having been lovingly LANDSCAPED by the current vendors offering a LOW MAINTENANCE.

Council Tax band: C

Tenure: Freehold

- Fully Renovated & Remodelled Detached Bungalow
- Underfloor Heating Throughout & Newly Replaced Triple Glazed Windows
- Within Close Proximity To Amenities, Local Schooling & Transport Links
- 21' Dual Aspect Kitchen/ Sitting/ Dining Room With A Freestanding Wood Burner
- Modern Refitted Kitchen With Integrated Appliances
- New Electrics Throughout & Villiant Combi Boiler
- Landscaped Low Maintenance Private Gardens
- Driveway Parking & Garage With Electric Roller Door



The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.

SETTING THE SCENE

Set back from the road, the property features a frontage enclosed by a low level brick wall, opening onto a driveway that provides off-road parking for multiple vehicles and leads to the garage via an electric roller door. The front garden is predominantly laid to artificial lawn, complemented by scattered flower beds home to colourful plantings. The main entrance can be found at the front of the home, sheltered under an open porch.

THE GRAND TOUR

Stepping inside, the enclosed porch entry offers ample space for storing coats and shoes, featuring integrated storage with sliding doors, before a further door opens directly into the heart of the home. You are welcomed into a spectacular 21' dual-aspect open plan kitchen, sitting and dining room, finished with tiled flooring and skimmed ceilings throughout. The room is centred around a charming freestanding wood burner, perfect for winter evenings and an eye catching focal point. The versatile layout allows ample room for a variety of soft furnishings and a formal dining table to one side. Opposite, the recently refitted kitchen boasts extensive storage from a range of base units, beautifully complemented by solid oak worktops that provide generous preparation space. Integrated appliances include a Neff oven, an inset glass hob with an extractor overhead, and an integrated fridge and freezer. From here, a door opens into a uPVC double-glazed conservatory, which currently houses utilities, offers internal access to the garage and has a further door leading directly out to the garden.

Moving into the inner hallway, loft access is available overhead alongside two handy integrated storage cupboards. From here, newly refitted solid oak internal doors open to three well proportioned bedrooms. Two spacious double bedrooms overlook the private rear garden, with the main bedroom enjoying plenty of space for freestanding furniture, a desk and integrated wardrobes. The third bedroom is currently utilised as a single bedroom but would easily serve as an ideal home office or study space. Serving the bedrooms is the contemporary three piece family bathroom, fully finished with floor to ceiling tiling and tiled flooring underfoot for ease of maintenance. The suite comprises a P-shaped bath with a shower overhead, vanity storage below the sink and a large wall mounted heated towel rail.

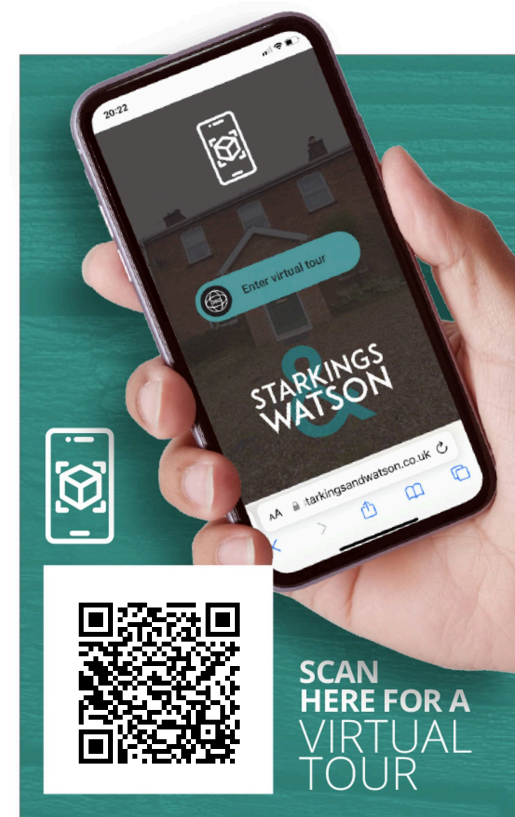
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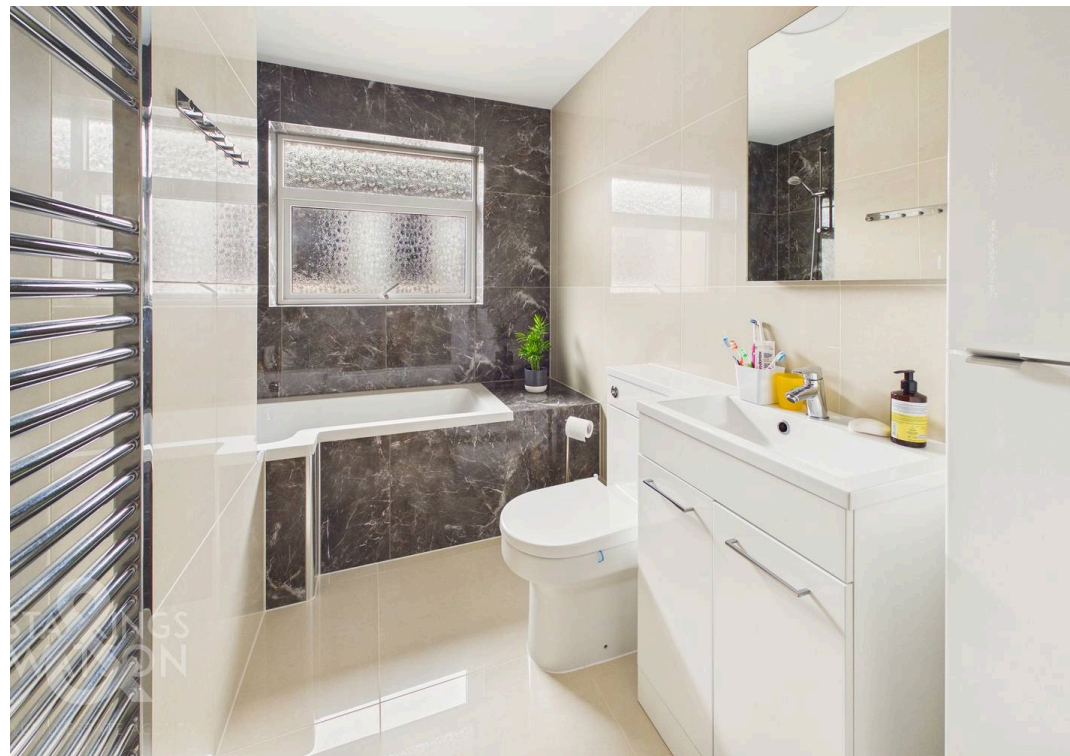
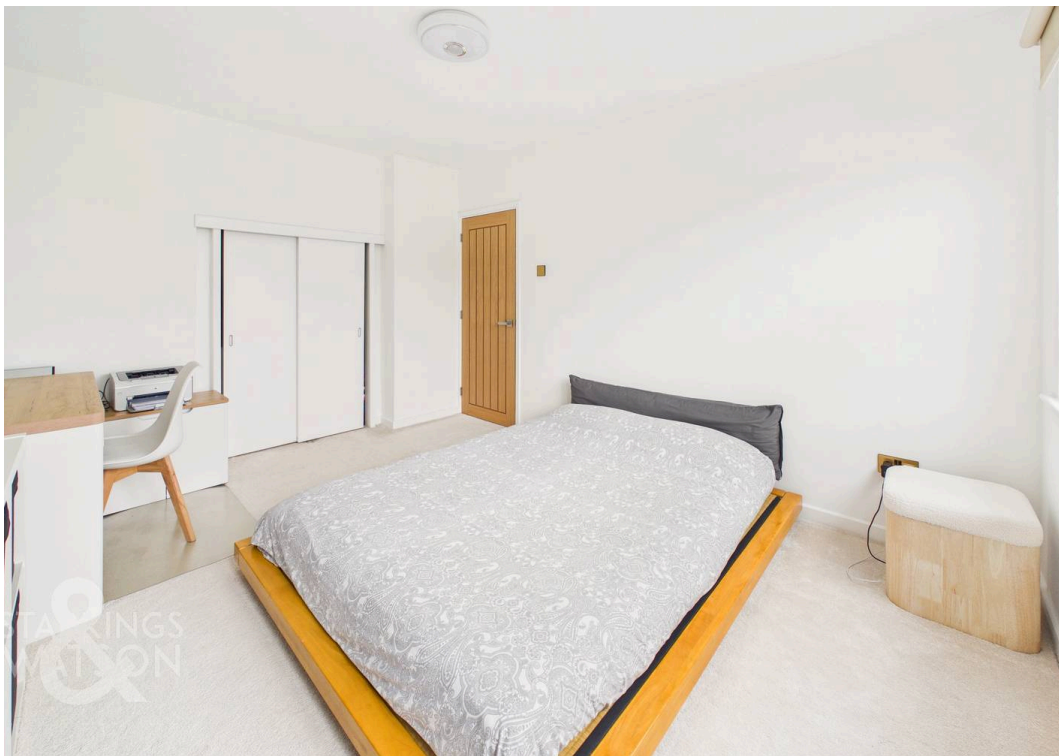
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VIRTUAL TOUR

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

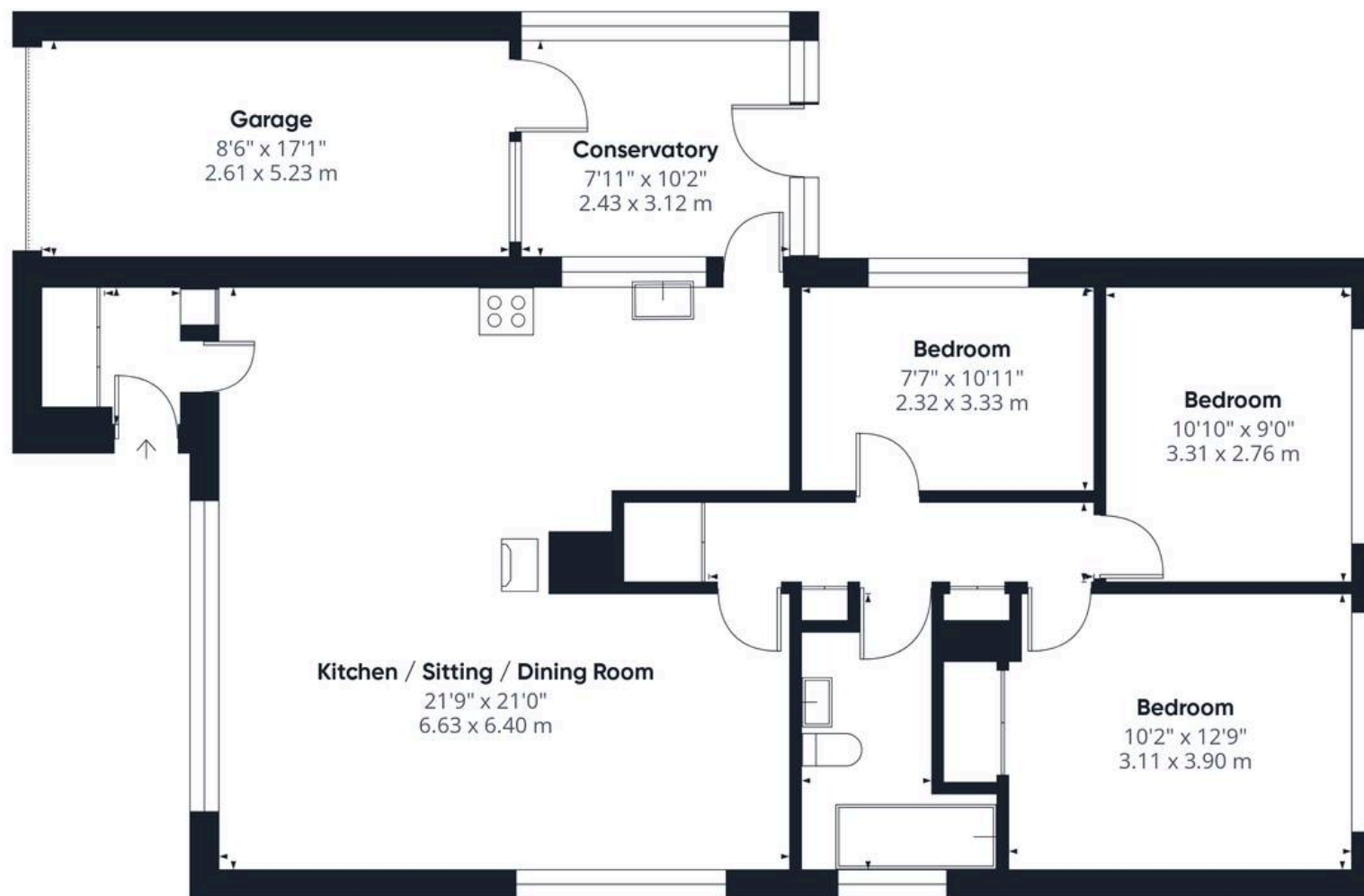




THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing, initially offering a flagstone patio space, ideal for outdoor furniture to enjoy the summer months, with side access leading back to the conservatory. The remainder of the garden is predominantly laid to a low maintenance artificial lawn, bordered by surrounding flower beds that are home to an established range of mature shrubs and vibrant plantings. This feature rich outdoor space is further enhanced by a small pond, a charming summer house and a greenhouse.





Approximate total area⁽¹⁾

1132 ft²
105.2 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





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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 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.