



Howlett Drive, Norwich - NR5 9BZ



Howlett Drive

Norwich

NO CHAIN! Occupying a generous CORNER PLOT positioning, this DETACHED BUNGALOW offers both privacy and convenience set within walking distance to LOCAL AMENITIES, TRANSPORT LINKS, and SCHOOLS. Upon entering, you are welcomed by a HALLWAY ENTRANCE complete with an INTEGRATED STORAGE CUPBOARD, providing the perfect MEET and GREET space and flowing effortlessly to all accommodation. The well proportioned SITTING/DINING ROOM is ideal for relaxing or entertaining, enjoying ample natural light and flexible layout options. The FULLY FITTED KITCHEN boasts EXTENSIVE STORAGE and INTEGRATED APPLIANCES, ensuring a stylish and practical space for culinary enthusiasts. TWO BEDROOMS offer spacious retreats, while the modern THREE PIECE FAMILY BATHROOM boasts a shower over the bath and a contemporary finish. Stepping outside, convenience is key with adjacent DRIVEWAY PARKING leading to the GARAGE, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED wrapping around the property.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Chain!
- Detached Bungalow Occupying a Generous Corner Plot
- Within Walking Distance To Local Amenities, Transport Links & Schools
- Well Proportioned Sitting/ Dining Room
- Fully Fitted Kitchen With Integrated Appliances
- Two Bedrooms & Modern Three Piece Family Bathroom
- Wraparound Private & Enclosed Garden
- Driveway Parking & Garage

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

Set back from the road on a substantial corner plot, the property offers an attractive frontage that wraps around the front and side of the home, enclosed by a low level brick wall and predominantly laid to a well maintained lawn. A decorative wrought iron gate opens to a handful of shallow steps leading down to the main entrance at the front of the home.

THE GRAND TOUR

Stepping inside, the light and bright entrance hall offers integrated storage and hard flooring underfoot for ease of maintenance, with doors opening to all accommodation. To the right, the fully fitted kitchen features tiled flooring and boasts extensive storage from a range of wall and base units. Integrated appliances include an inset oven, an electric hob and an extractor above, while wrap around worktops are finished with tiled splashbacks for ease of cleaning, with under counter space available for a washing machine/ dishwasher. Adjacent, the spacious sitting room features carpeted flooring, plenty of conveniently placed power sockets and ample room for a variety of soft furnishing layouts, with uPVC double-glazed windows overlooking the front of the home.

Across the hallway, doors lead to two well proportioned bedrooms. This includes the main bedroom, which benefits from newly fitted carpets and spacious integrated wardrobes with sliding glass doors, while the second bedroom offers hard flooring and a door leading directly outside. Completing the accommodation, the contemporary three piece family bathroom features a shower over the bath with a glass splashback, floor-to-ceiling tiling, and a wall mounted heated towel rail.

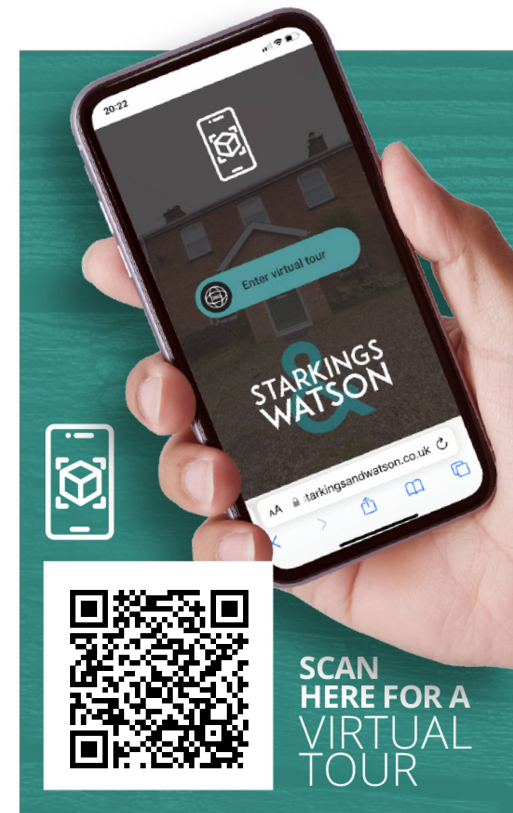
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VIRTUAL TOUR

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



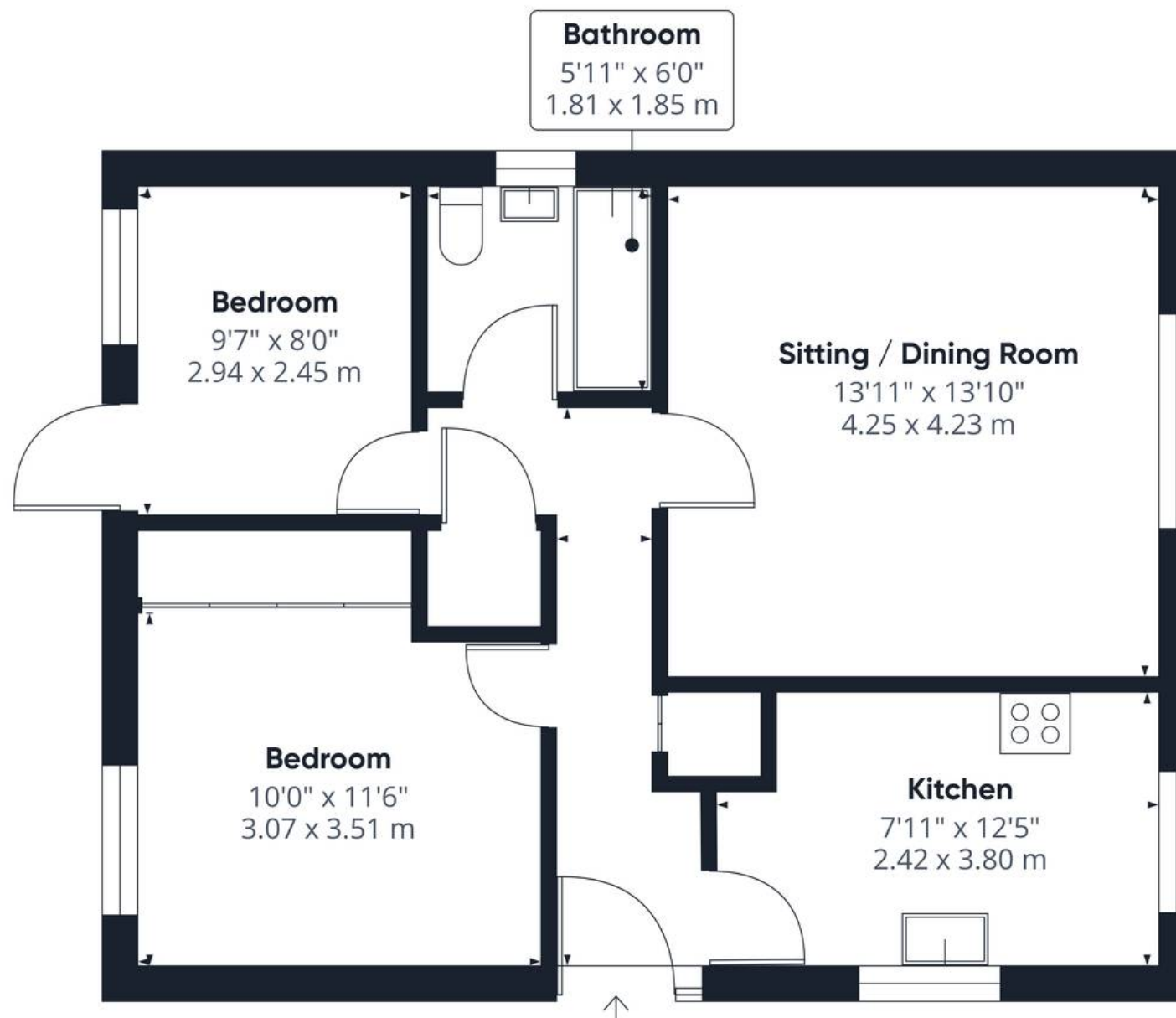




THE GREAT OUTDOORS

Stepping outside, the rear garden is fully enclosed by brick walling and timber panel fencing, and is predominantly laid to a well maintained lawn bordered by a range of mature, established shrubs and plantings. A further decorative wrought iron gate provides access back to the frontage, whilst pedestrian access is also available directly into the garage.





Approximate total area⁽¹⁾

614 ft²

57 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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