



Frith Way, Great Moulton - NR15 2HH



Frith Way

Great Moulton, Norwich

Sitting in a serene RURAL VILLAGE setting within WALKING DISTANCE to the village pub, this DETACHED BUNGALOW offers a perfect blend of traditional charm and modern convenience. The property boasts an UPDATED and MODERNISED INTERIOR, including REPLACEMENT FLOORING, NEW WOOD BURNER and cavity wall insulation. Featuring a delightful DUAL ASPECT SITTING ROOM complete with a cosy WOOD BURNER, a spacious 20' KITCHEN is equipped with cooking appliances, leading into the BRIGHT 20' CONSERVATORY - offering picturesque views of the garden. Accommodation comprises THREE generously proportioned BEDROOMS, along with a FAMILY BATHROOM including a SHOWER over the bath. The property also benefits from a LARGE DRIVEWAY alongside a GARAGE. Step outside to discover a well-stocked and FULLY ENCLOSED GARDEN, featuring a central lawn and a delightful patio area ideal for enjoying outdoor gatherings - whilst being NON-OVERLOOKED.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Bungalow in Rural Village Location
- Updated & Modernised Interior
- Dual Aspect Sitting Room with Wood Burner
- 20' Kitchen with Cooking Appliances
- 20' Conservatory with Garden Views
- Three Bedrooms
- Off Road Parking with Garage
- Well Stocked & Enclosed Garden with Central Lawn & Patio

Great Moulton is a rural village situated between the market town of Diss and the well served village of Long Stratton. The village has Public House and is also served by a bus route to the Cathedral City of Norwich. The nearby South Norfolk village of Long Stratton offers a wide range of day to day shopping facilities as well as primary and secondary schooling, doctors surgery, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss.

SETTING THE SCENE

Tucked away behind mature high level hedging, a lawned front garden can be found with an adjacent shingle driveway providing off road parking and turning space for several vehicles. Access leads to the detached garage, gated rear garden and main entrance door.



THE GREAT OUTDOORS

Once inside, the hall entrance is finished with fitted carpet and includes a useful built-in storage cupboard and loft access hatch above - doors lead off to the bedroom accommodation and the main living space. The first door on your left as you enter is the main living room with a feature cast iron wood burner creating a focal point to the room, with a timber effect non combustible beam above, fitted carpet underfoot and dual aspect windows to front and side - flooding the room with excellent natural light. Heading down the hallway, the kitchen sits to the rear of the bungalow with a long room offering a galley style arrangement of wall and base level units with integrated cooking appliances including inset electric hob and built-in electric double oven, with tiled splash-backs running around the work surface. Space is provided for general white goods including a fridge and freezer along with a dishwasher and washing machine. Laminate flooring runs underfoot for ease of maintenance, whilst a window and door face to the rear conservatory. Extending the living space with panoramic garden views, French doors lead out to the patio, with tiled flooring underfoot, ample space for soft furnishings and a dining table. The three bedrooms are all finished with fitted carpet and uPVC double glazing, with the smaller of the bedrooms including a built-in double wardrobe. Completing the property is the family bathroom with a three piece suite including a shower over the bath, with tiled splash-backs and tile effect laminate flooring, with twin rear facing windows which ensure a light and brighter feel to the outside.

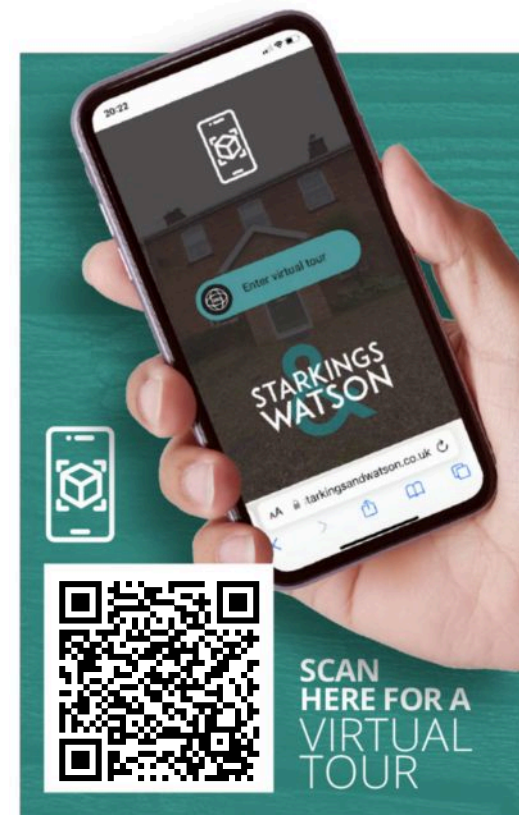
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VIRTUAL TOUR

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



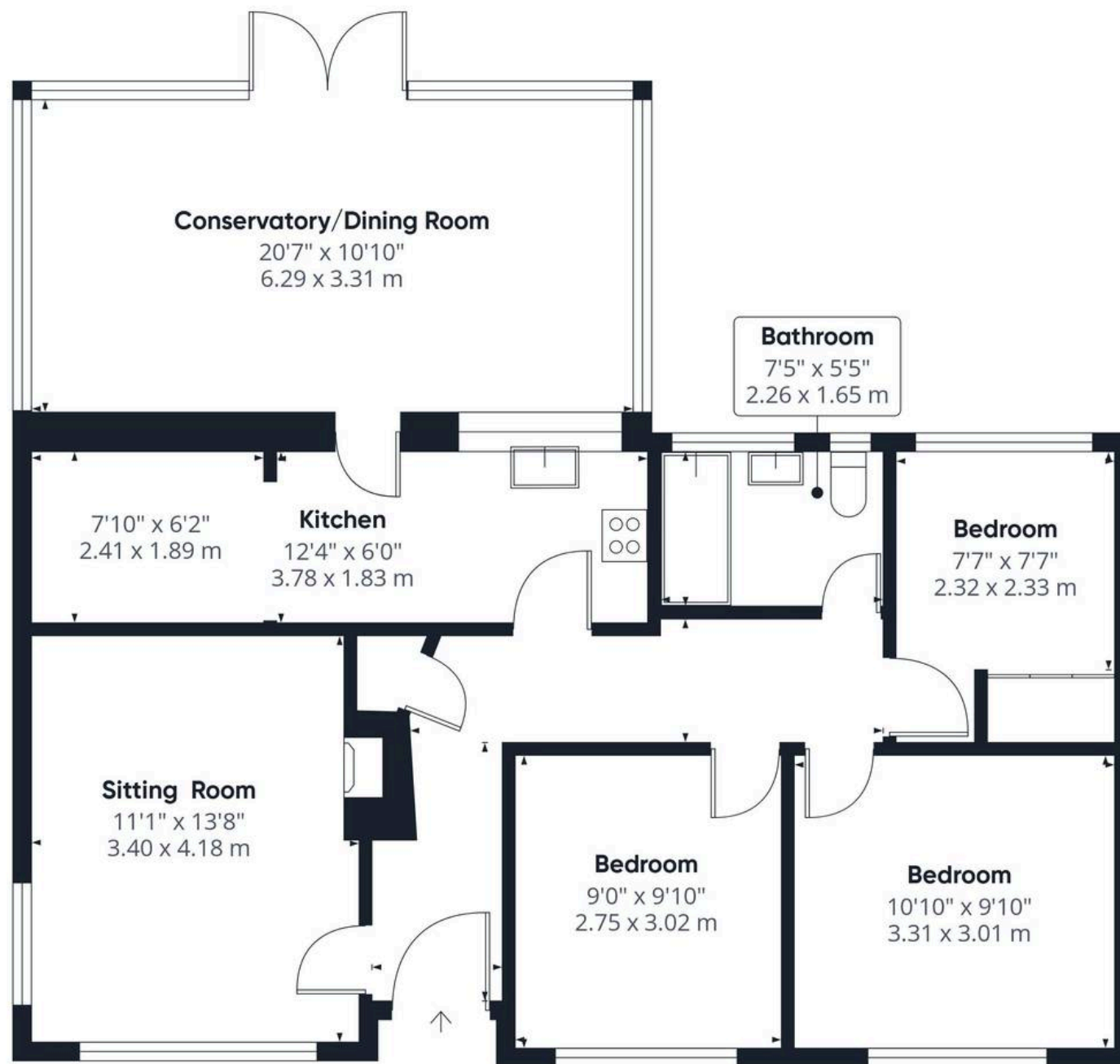




THE GREAT OUTDOORS

Enclosed with timber panel fencing whilst being mainly laid to lawn, a large patio sweeps across the rear of the conservatory, forming the ideal space for entertaining and alfresco dining. Various shrubs and trees can be found in the garden along with a useful storage space to the rear of the garage, with the garage itself offering a brick built store room with an up and over door to front and door to side. The oil tank can be found within the garden whilst to the side of the bungalow a gated access leads to a further useful storage area with a timber built storage shed.





Approximate total area⁽¹⁾

930 ft²
86.4 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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