Aldreds
Estate Agents

Hedgerows Pack Lane, Strumpshaw, Norwich, NR13 4PE

£375,000

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- Brand New Bungalow
- Underfloor Air Source Heat Pump Heating
- Three Bedrooms (Master En Suite)
- Driveway Parking with EV Charging
- Desireable & Convenient Non Estate Position
- Flooring Included and Ready to Move In!
- High Specification Throughout
- Fully Fitted Kitchen with Appliances
- Nicely Enclosed, Turfed Garden with Large Patio
- Be Quick to View!

Aldreds are delighted to offer this brand new, three bedroom detached bungalow which is now complete and ready to move in, with flooring included!

This spacious home is located in pleasant, non-estate postion within the desirable village of Strumpshaw to the East of Norwich and benefits from driveway parking with EV charger and a nicely enclosed, generous garden with large patio.

The accommodation offered includes an entrance hall with utilities cupboard, a fully fitted spacious kitchen/dining room and lounge which both open out onto the garden, along with three bedrooms, a master en suite and a bathroom.

Early internal viewing is highly recommended to appreciate this fine, one off new home!

Entrance Hall
Part glazed entrance door, power points, thermostat control for underfloor heating, loft access, airing cupboard housing pressurised hot water cylinder, doors leading off;

Utilities Cupboard 4'11" x .282'1" (1.5m x .086m)
Fitted wall and base units with work surface, power points, plumbing for washing machine.

Kitchen / Dining 15'8" x 13'0" (4.8m x 3.98m)
Window to front aspect, glazed French doors leading to garden, range of fitted kitchen units with work surface and upstand, sink drainer with mixer tap, integrated appliances including ceramic hob, chimney style extractor, larder fridge, larder freezer, mid range oven, inset LED ceiling lighting, thermostat control for underfloor heating.

Lounge 15'8" x 13'2" (4.8m x 4.02m)
Glazed French doors leading to patio area and beyond, power points, television point, thermostat control for underfloor heating.

Bedroom 1 13'8" x 9'10" (4.17m x 3m)
Window to front aspect, power points, television point, thermostat for underfloor heating, door giving access to;

En-Suite Shower Room
Side facing obscure glazed window, shower cubicle with raindrop shower head, unit housing low level w.c. with enclosed cistern and hand wash basin with mono bloc tap, heated towel rail, ventilation.

Bedroom 2 11'4" x 9'8" (3.47m x 2.97m)
Window to rear aspect, power points, television point, thermostat control for underfloor heating.

Bedroom 3 9'9" x 9'8" (2.98m x 2.96m)
Rear facing window, power points, television point, thermostat control for underfloor heating.

Bathroom 6'3" x 5'6" (1.92m x 1.7m)
Side facing obscure glazed window, panelled bath with tiled surround with shower attachment over, shower screen, unit housing low level w.c. with enclosed cistern and hand wash basin, heated towel rail, ventilation.

Outside
The property is approached via a tarmac driveway extending to the front and side with an EV charger. The nicely enclosed garden is accessed via a coated metal gate to a large patio area with a newly turfed lawn beyond.

Services
Mains water, electric. Drainage via private treatment plant.

Directions

From Norwich, proceed on the A47 east, towards Great Yarmouth. At the Brundall / Blofield roundabout, take the third exit right into Cucumber Lane, proceeding into Brundall. Proceed through The Street and continue as it runs into Strumpshaw Road then Long lane. Continue through Strumpshaw towards Lingwood, passing the two public houses before turning left into Chapel Road. Proceed, crossing over the Railway line, where Pack Lane can be found on the left hand side and the property on the near corner, located by our 'For Sale' board.

Tenure
Freehold

Council Tax
Broadland District Council. Band to be confirmed on completion of build.

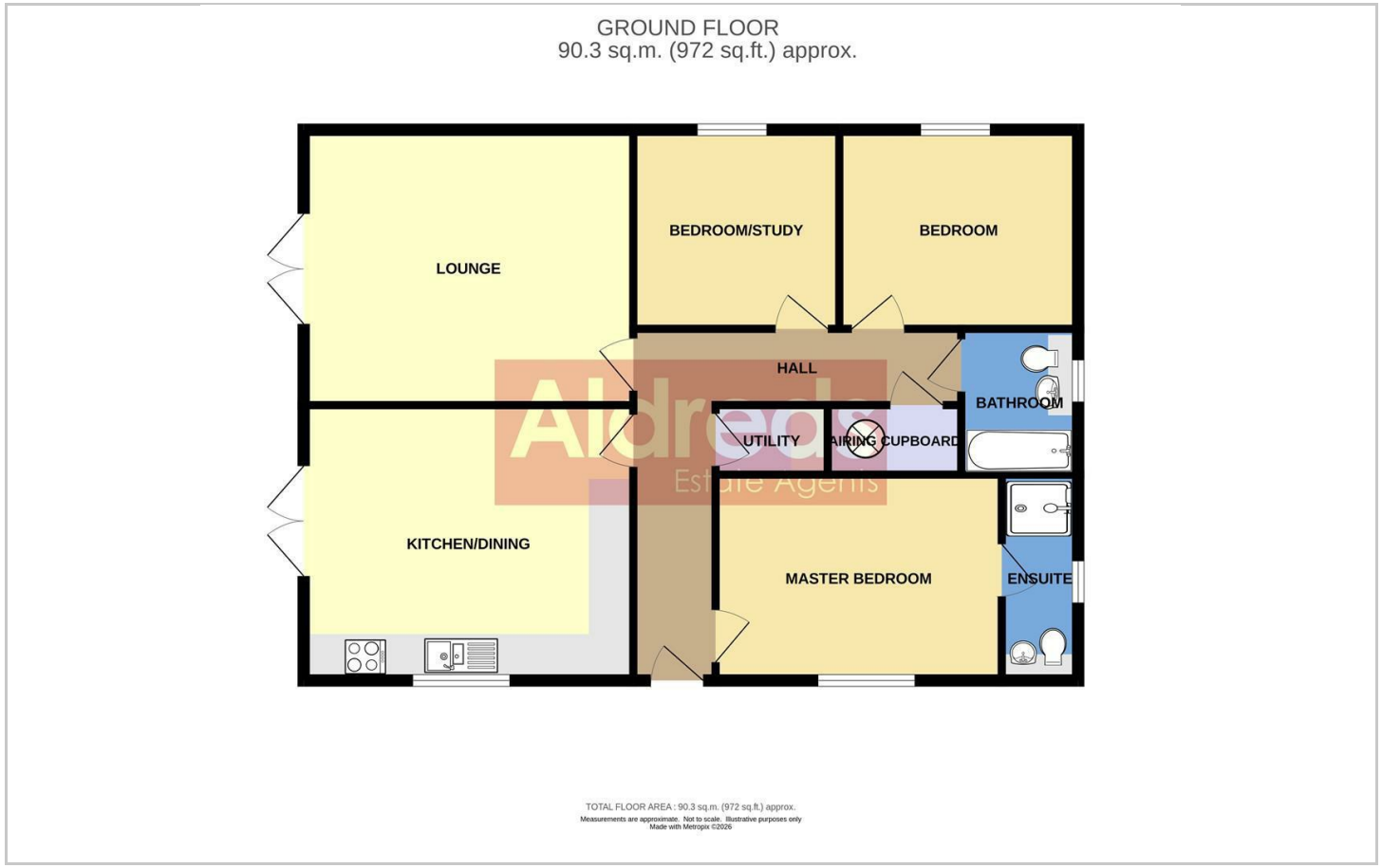
Location
The attractive village of Strumpshaw is located to the East of Norwich, easily accessed from the A47 and conveniently located between the two railway linked villages of Brundall and Lingwood. The village is well known for the Stumpshaw Steam Museum and the Strumpshaw Fen RSPB Nature Reserve. The village also offers a trememdous local public house, The Shoulder of Mutton, along with the recently re-opened Huntsman, whilst the nearest village shop is just into Lingwood on the Norwich Road with the Lingwod Fish & Chip shop opposite.

Specification & Measurements
All measurements are scaled from plans and should be used as an approximate guide only. Specification is subject to change and alteration during the course of construction without notice prospective purchasers should satisfy themselves as to the agreed specification prior to purchase.

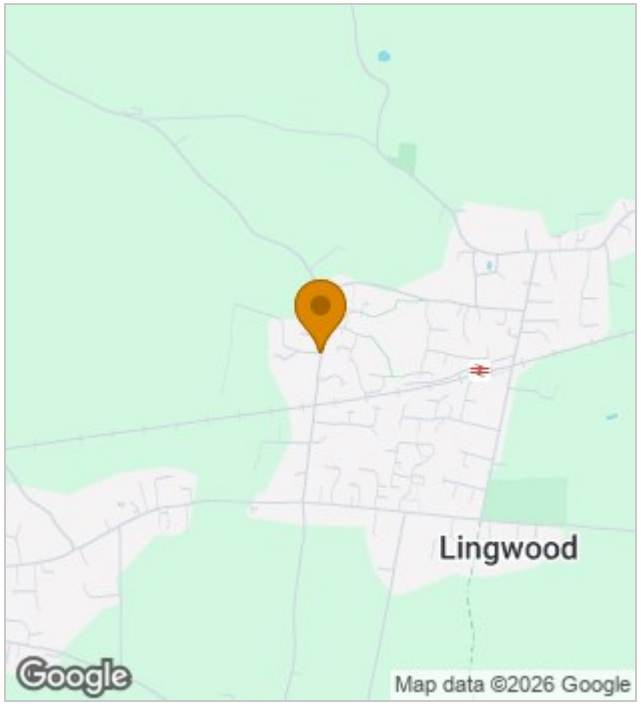
Build Certification
The property is sold with a David Bullen 6 year Professional Consultants Certificate (PCC)

Reference
PJL/S10118

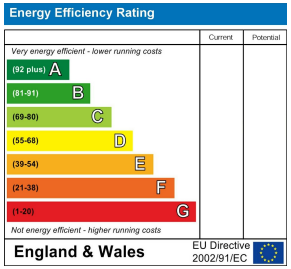
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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