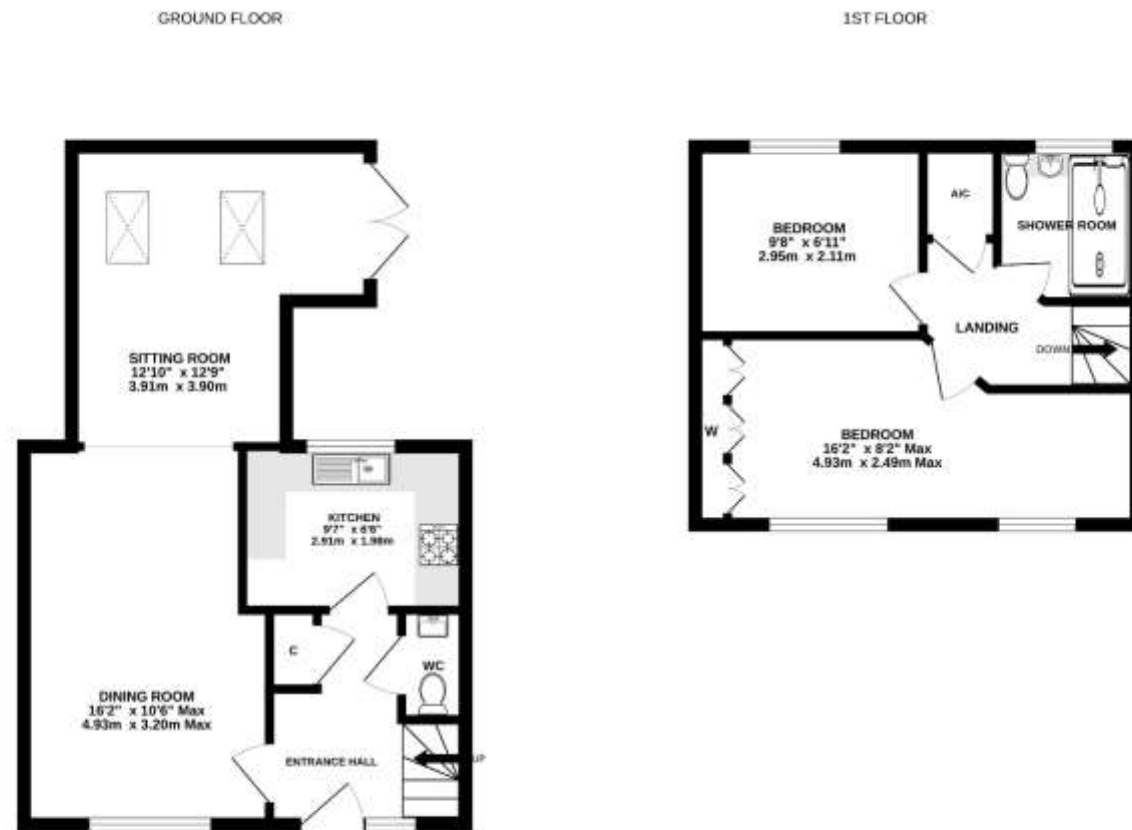


Bridge Close, Gt. Witchingham
£250,000 Freehold



We have every attempt to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Modern End Of Terrace House
- Two Double Bedrooms
- Re-Fitted Kitchen With NEFF Appliances
- Modern Shower Room
- Substantial Rear Extension
- Private Non Overlooked Garden
- Driveway Parking
- Air Source Heat Pump & Underfloor Heating
- Fully Insulated Garden Room/Office
- EPC Rating C / Council Tax Band B

Description

****GUIDE PRICE £250,000 - £260,000**.**

Tucked away within a quiet close in the popular village of Lenwade, just west of Norwich, this exceptional home built in 2021 has been significantly enhanced by the current owners and offers stylish, high specification living throughout.

Benefiting from the remainder of its NHBC warranty, the property features an air source heat pump, underfloor heating across the ground floor and a superb rear extension completed in 2023, creating a bright and contemporary setting ideal for modern family life. The welcoming entrance hall leads through to a beautifully re-fitted kitchen complete with quartz work surfaces, sleek cabinetry and a full range of integrated NEFF appliances. To the rear, the impressive open-plan living area has been thoughtfully redesigned to create a seamless flow between spaces, finished with upgraded tiled flooring, bespoke fitted storage and French doors opening onto the private rear garden. The vaulted extension with Velux windows creates a wonderful sense of light and space, perfect for both relaxing and entertaining.

Upstairs, the property offers two well-proportioned double bedrooms, both benefitting from fitted wardrobes and newly laid carpets, while the principal bedroom also enjoys recently installed air conditioning. The stylish shower room has been fully modernised with a walk-in rainfall shower, vanity storage and quality contemporary finishes

Outside

Occupying a secluded, non-overlooked position bordered by mature trees, the rear garden provides an excellent degree of privacy and features a fully insulated, double glazed garden room, ideal for use as a home office, gym or additional reception space. To the front, a brick weave driveway provides off-road parking for multiple vehicles, completing this beautifully presented home.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax B

Tenure

Freehold

Directions

From the A1067 Fakenham Road heading towards Lenwade, turn right into Bridge Close where the property can be found indicated by our For Sale Board.

