



Sutherland Avenue, Norwich - NR6 5LW

**STARKINGS
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HYBRID ESTATE AGENTS



Sutherland Avenue

Norwich

Tucked away at the end of a quiet CUL-DE-SAC offering both PEACE and CONVENIENCE, this SEMI-DETACHED BUNGALOW has been EXTENDED and IMPROVED boasting a spacious layout. The property boasts a 21' open plan SITTING and DINING ROOM, enjoying a bright rear facing aspect with FRENCH DOORS opening to the raised garden TERRACE, an ideal place to relax or entertain guests. The 13' fully fitted KITCHEN boasts EXTENSIVE STORAGE with a modern feel, further benefitting from INTEGRATED APPLIANCES and a separate UTILITY ROOM for white goods. TWO DOUBLE BEDROOMS can be found to the front of the home, with the good sized MAIN BEDROOM including 'his and hers' INTEGRATED WARDROBES. Both rooms are served by a well appointed SHOWER ROOM, ensuring COMFORT and PRACTICALITY. Throughout, the property is well maintained and thoughtfully arranged to maximise both LIGHT and SPACE. Heading outside, plentiful DRIVEWAY PARKING runs adjacent to the property for multiple vehicles and leading to the GARAGE, a practical outside storage or workshop space.

The rear GARDEN is PRIVATE and FULLY ENCLOSED, boasting a RAISED TERRACE built with composite decking offering elevated views of the laid lawns, mature plantings and TREE-LINED REAR ASPECT.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Semi-Detached Bungalow
- Extended & Improved Layout
- Tucked Away Cul-De-Sac Setting
- 21' Open Plan Sitting & Dining Room
- Modern Fully Fitted Kitchen & Separate Utility Room
- Two Double Bedrooms
- Private & Enclosed Garden With A Tree-Lined Rear Aspect
- Generous Driveway Parking & Garage

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, supermarkets and smaller convenience stores.



SETTING THE SCENE

The property can be found set back from the road in this tucked away position, opening to a hard standing driveway running alongside the home, providing ample off road parking. The frontage is enclosed by a low level brick wall and is predominantly laid to lawn with mature plantings and hedging, bisected by a paved pathway that leads to the main entrance under a sheltered open porch.

THE GRAND TOUR

Stepping inside, the hallway entrance features carpeted flooring and space for storing coats and shoes, with doors leading to all accommodation. To the left, you will find the first of two double bedrooms; the main bedroom enjoys a bright, front facing aspect with ample room for a large double bed and features twin double integrated wardrobes and space between for storage furniture or a dressing unit. The second double bedroom also faces the front and offers uPVC double glazed windows and carpeted flooring, with plenty of space for additional storage furniture. Adjacent, the conveniently positioned three piece shower room features a double walk in shower with a glass screen, complemented by floor-to-ceiling tiling and tiled flooring for ease of maintenance. At the end of the hall, a doorway opens into the heart of the home, the 21' open plan sitting and dining room. This expansive space initially offers room for a formal dining table with alcoves perfect for shelving or furniture, while the sitting area allows for various soft furnishing layouts. The entire room is bathed in natural light from uPVC double glazed windows and French doors that lead directly to the garden. An open archway leads into the 13' fully fitted kitchen, boasting a substantial range of wall and base storage units. Integrated appliances include a dishwasher, double oven, and an inset electric hob with a fitted extractor above, ample worktop space can be found for food preparation, finished with tiled splashbacks for ease of cleaning.

A further doorway leads to the utility room, which provides room for a freestanding 'American' style fridge freezer, a pantry cupboard, and additional worktop space with plumbing for both a washing machine and tumble dryer beneath. A rear door from the utility provides further access to the garden.

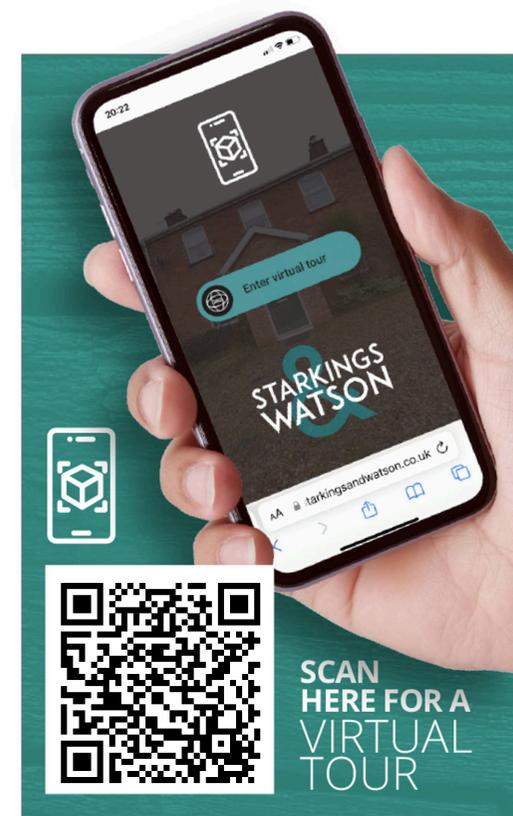
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VIRTUAL TOUR

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



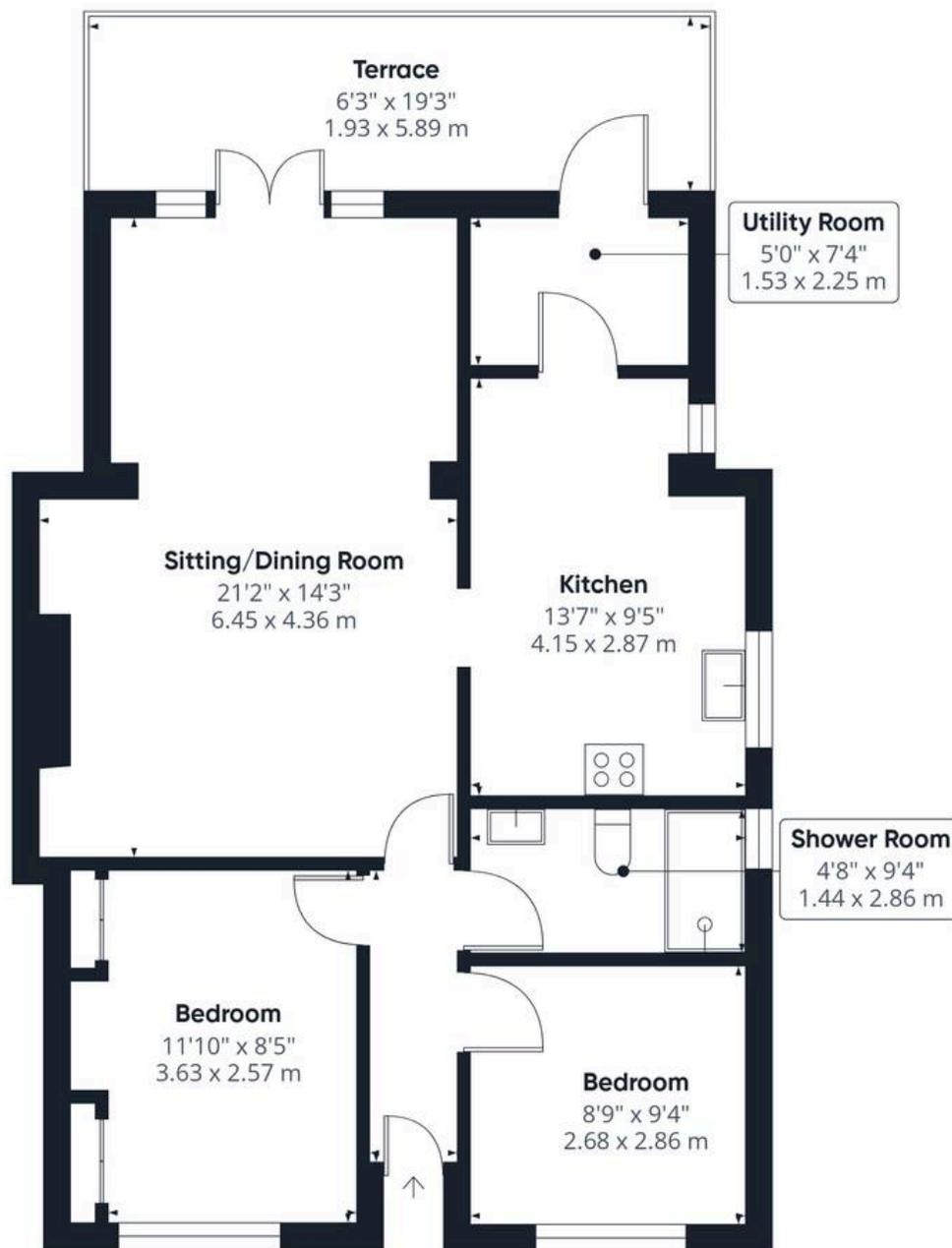




THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing. An elevated composite decking terrace provides the perfect vantage point for outdoor furniture, offering views of the surrounding green space during the summer months. A few shallow steps lead down to a further flagstone patio, ideal for entertaining guests, with side access leading back to the front of the property. The remainder of the garden is predominantly laid to a well maintained lawn, with borders featuring a variety of shrubs, plantings, and trees. At the foot of the garden, a substantial timber shed provides practical storage, while mature trees create a beautiful tree-lined rear aspect and a high degree of privacy.





Approximate total area⁽¹⁾

711 ft²
66 m²

Balconies and terraces

122 ft²
11.3 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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