Meadow Rise Close
Norwich, NR2 3QQ

Guide Price £500,000 - £525,000

claxtonbird
residential

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*** Launch Event Saturday 8th August - Strictly By Appointment Only *** Guide Price £500,000 - £525,000 *** Discover your dream home in the peaceful Meadow Rise Close with this exquisite detached bungalow that perfectly combines modern elegance and tranquil living. Tucked away down a private driveway, this property offers off-road parking and a single garage, ensuring convenience and ease. Step inside to be greeted by an inviting reception room bathed in natural light, leading to a stunning garden room featuring a striking vaulted ceiling. The modern fitted kitchen is ideal for culinary enthusiasts, while two spacious double bedrooms provide comfortable retreats—one boasting a luxurious en-suite bathroom for added privacy. A family bathroom and cloakroom enhance the functionality of this wonderful home. The generously sized lawned garden is a true highlight, providing an ideal space for gardening or play. Additionally, the outside workshop offers a fantastic area for hobbies or extra storage, further enhancing the property's appeal. This bungalow is a rare gem in the highly sought-after Golden Triangle area, presenting an exceptional opportunity for those in search of a peaceful and accessible residence.

Entrance Hall
Entrance door, large walk-in airing cupboard with loft access, engineered oak floor and radiator.

Sitting Room 19'3" x 11'5" (5.87 x 3.50)
Feature cast iron wood burner with tiled hearth, oak wooden floor, hardwood glazed French doors to garden room and floor-to-ceiling patio doors overlooking the garden.

Garden Room 16'11" x 10'8" (5.17 x 3.27)
Feature vaulted ceiling with skylights, double glazed windows to front and rear aspect, oak wooden floor, radiator and French doors opening out to the garden.

Kitchen 12'8" x 9'3" (3.88 x 2.83)
Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset one and a half bowl single drainer sink unit with mixer tap, built in electric oven with hob, built in fridge freezer, free standing dishwasher, two skylight windows and double glazed window to rear aspect.

Rear Lobby
Tiled floor and radiator.

Cloakroom
WC, wash hand basin and double glazed window to front aspect.

Utility Area
Base units with inset stainless steel sink unit, plumbing for washing machine, space for tumble dryer, and double glazed window to side aspect.

Bedroom 12'10" x 9'11" (3.93 x 3.04)
Double glazed window to front aspect, bespoke fitted book shelving, large built-in double wardrobe with mirrored sliding doors, and radiator.

Bedroom 12'11" x 8'11" (3.94 x 2.72)
Double glazed window to side aspect,, large built-in double wardrobe with mirrored sliding doors, and radiator. Door to:

En Suite
Modern white suite comprising a large tiled shower cubicle, WC, pedestal wash hand basin with mixer tap, tiled splash backs, upright radiator and double glazed obscured window to rear aspect.

Bathroom
Four-piece white suite comprising bath with mixer tap, corner shower cubicle, WC, pedestal wash hand basin with mixer tap, tiled splash back, radiator and double glazed obscured window to rear aspect.

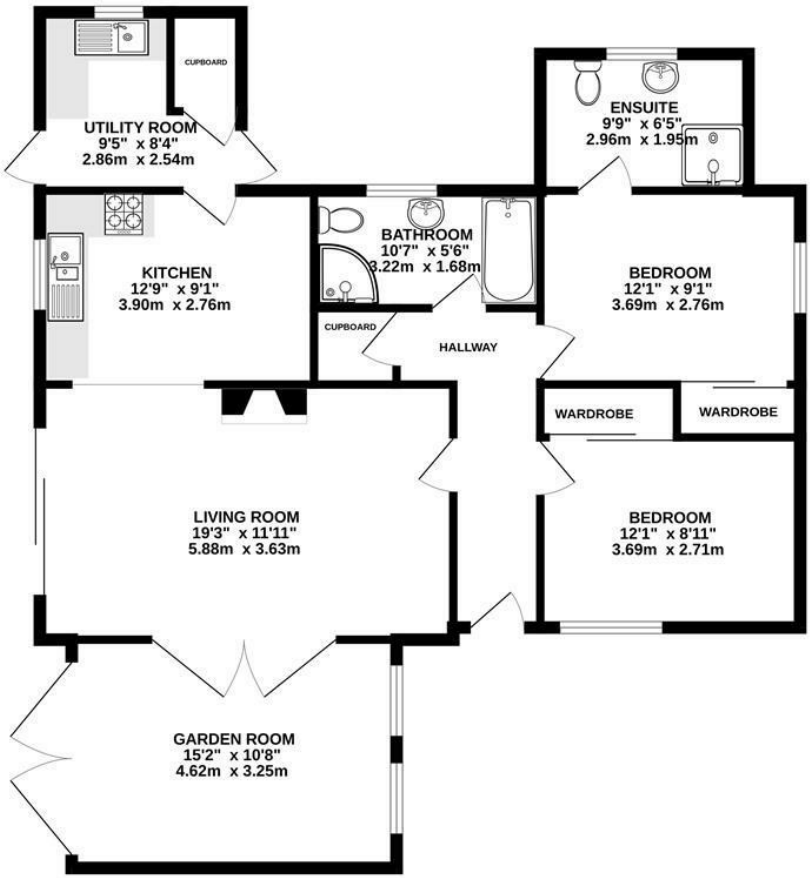
Front Garden
The property is approached via a private drive, providing off-road parking for several vehicles and leading to the single garage.

Garage
Up and over door, power, and lighting.

Rear Garden
Generously sized lawned garden enclosed by fencing with various trees, plants and shrubs, and a large workshop with power, lighting and wood burner.

Agents Note
Council Tax Band C

GROUND FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



2A MEADOW RISE CLOSE, NORWICH

TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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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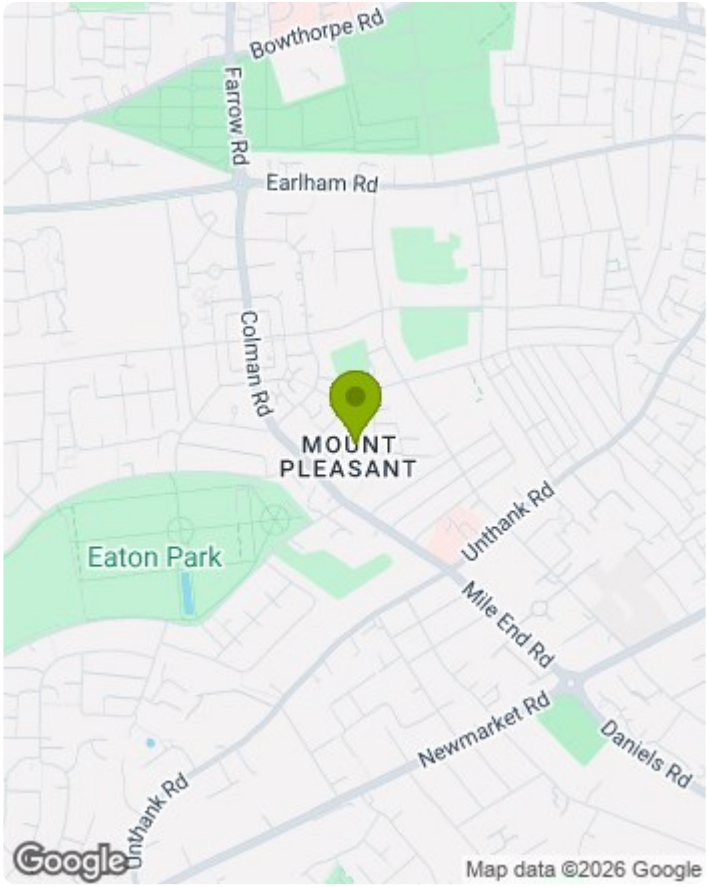

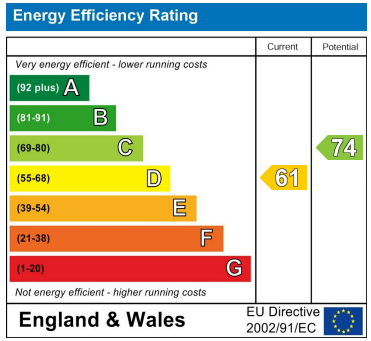

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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