



West Road, Norwich - NR5 0NE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



West Road

Norwich

NO CHAIN! This EXTENDED DETACHED BUNGALOW is presented in TURNKEY CONDITION, offering an impressive blend of space, comfort, and modern finishes throughout. Step through the welcoming HALLWAY ENTRANCE, complete with integrated storage ideal for coats and shoes, and discover a thoughtfully designed layout that flows seamlessly into the heart of the home. The spacious 23' SITTING ROOM is perfect for relaxing or entertaining, with ample natural light and generous proportions. The 23' OPEN PLAN KITCHEN and DINING ROOM is a true showstopper, featuring a HIGH SPECIFICATION KITCHEN with integrated appliances, a FREESTANDING ISLAND and a convenient BREAKFAST BAR, while a SEPARATE UTILITY ROOM helps keep every day living organised. FOUR BEDROOMS opening from the hallway are WELL PROPORTIONED providing flexible accommodation for families or guests, with the MAIN BEDROOM benefiting from a private ENSUITE SHOWER ROOM for added luxury. The FOUR PIECE FAMILY BATHROOM is stylishly appointed, offering both a bath and a separate shower perfect for busy mornings.



Every detail has been considered to ensure a comfortable and inviting home, ready for you to move straight in. Outside, brick weave DRIVEWAY PARKING provides off-road parking for multiple vehicles, whilst the LANDSCAPED rear GARDEN is PRIVATE and FULLY ENCLOSED including a detached GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Extended Detached Bungalow Presented In Turnkey Condition
- Spacious 23' Sitting Room
- 23' Open Plan Kitchen & Dining Room With Separate Utility Room
- Four Well Proportioned Bedrooms
- Four Piece Family Bathroom & Ensuite Shower Room
- Landscaped Private & Enclosed Garden
- Driveway Parking To Front & Rear Garage

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.



To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

SETTING THE SCENE

Set back from the road, the property features a low maintenance brick weave frontage that provides ample off-road parking for multiple vehicles. A few shallow steps lead up to the main entrance at the front of the home, sheltered under an open porch.

THE GRAND TOUR

Stepping inside, the spacious hallway entrance features wood flooring underfoot, elegant decorative panelling and a convenient integrated storage cupboard ideal for coats and shoes. Doors lead to all accommodation, with the end of the hallway opening into an impressive 23' open plan kitchen and dining room. This extended space is finished with herringbone style wood flooring and features a high specification kitchen boasting extensive storage and a range of integrated appliances, including a fridge, freezer, dishwasher, double oven, inset hob and extractor. The space is centred around a sociable freestanding island with an inset sink and breakfast bar seating. Skimmed ceilings with LED spotlights pair with rear sliding glass doors to bathe the room in light, while ample space remains for a large formal dining table. From here, an open walkway leads through to the sitting room, which also measures an impressive 23'. This versatile reception room features carpeted flooring, further decorative panelling and a second set of sliding glass doors opening directly onto the garden, offering a flexible footprint for a variety of soft furnishing layouts.

Practicalities are taken care of by a separate utility room accessed from the hallway, which complements the kitchen with additional worktop space, floor based storage units, a stainless steel sink with an integrated drainer and under counter plumbing for a washing machine.

Also accessible from the hallway are four well proportioned bedrooms. The main bedroom enjoys a front facing aspect with a feature bay window, carpeted flooring and fitted wardrobes, alongside a well sized private ensuite shower room complete with "his and hers" twin sinks with vanity storage below and a double inset shower cubicle. Adjacent, the second double bedroom also benefits from fitted cabinetry and a front facing uPVC double glazed bay window. The remaining two bedrooms offer great versatility, with one currently utilised as a home office and the other as a further double bedroom. Serving these rooms is a contemporary four piece family bathroom featuring tiled flooring, a bath, a separate inset shower and vanity storage beneath the sink.

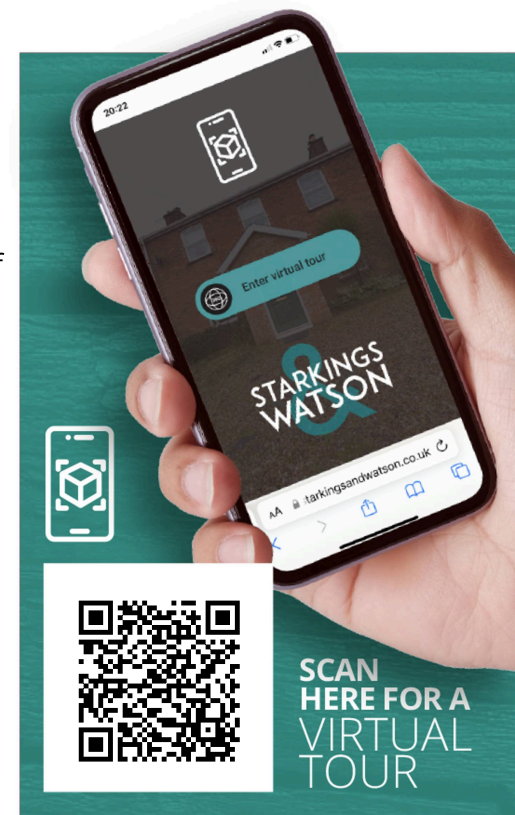
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VIRTUAL TOUR

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



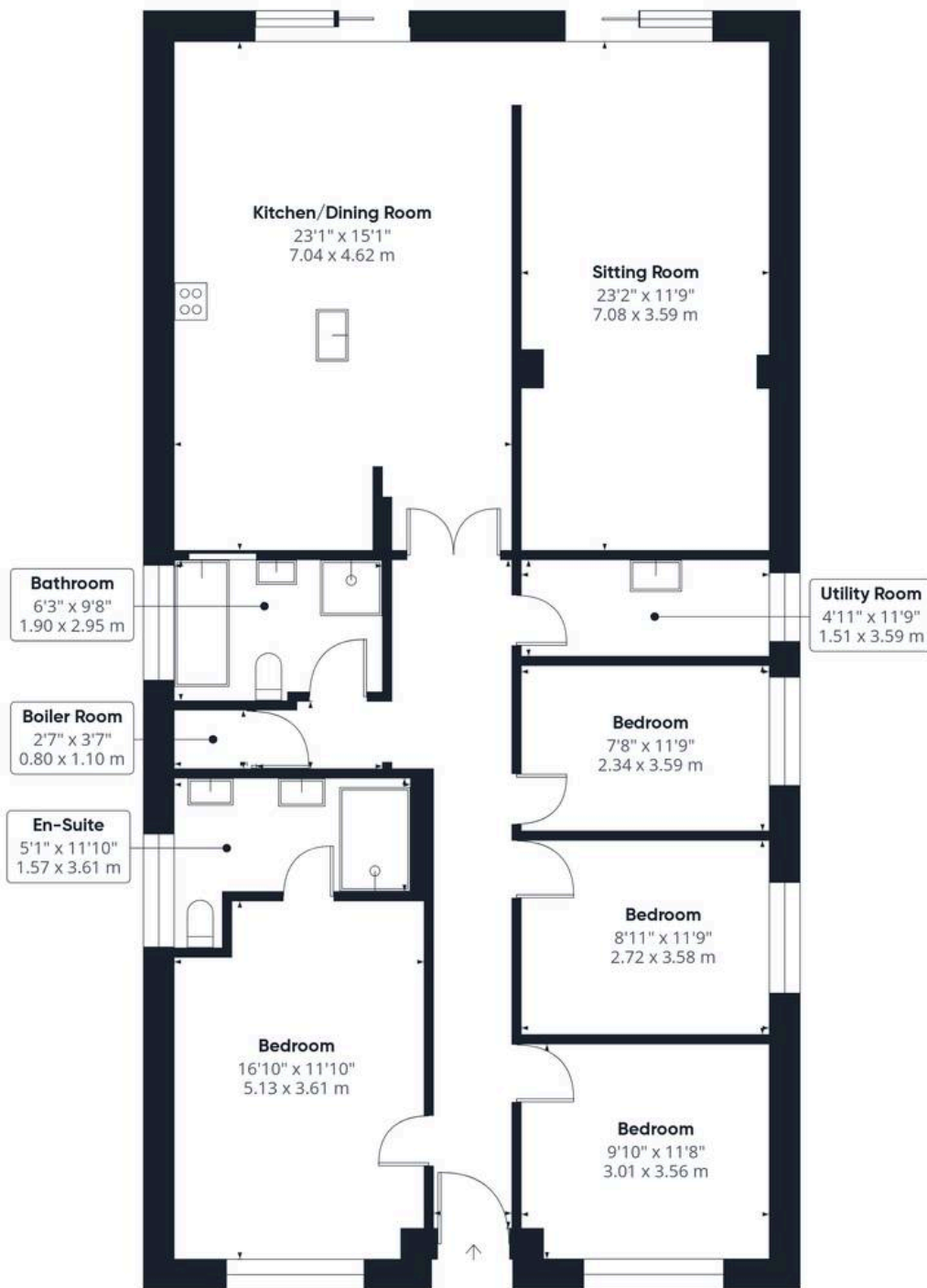




THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and initially features an elevated, hard standing area laid with artificial lawn, providing an ideal spot for outdoor furniture and enjoying the warmer months. From here, a few shallow steps lead down to the main body of the garden, which is predominantly laid to a well maintained lawn. Tucked away at the foot of the garden, a detached garage can be found, accessed via a traditional up-and-over door.





Approximate total area⁽¹⁾

1469 ft²
136.4 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





Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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