



Borrowdale Drive, Norwich - NR1 4LX



Borrowdale Drive

Norwich

NO CHAIN. Whilst being in need of some modernisation, this DETACHED BUNGALOW has been EXTENDED giving over 800 Sq. Ft of accommodation (stms) and still offers a wealth of potential both internally and externally. Currently, the home offers a DUAL ASPECT 16' kitchen and dining room alongside a generous SITTING ROOM and FAMILY ROOM extension, giving flexibility and versatility in living spaces. The home offers a total of THREE BEDROOMS in total however this can be altered if needed with further possible extensions (stp) all being served by a three piece bathroom suite. The garden retains privacy and is fully enclosed with a GATED DRIVEWAY and further front garden and a GARAGE to the side of the home also.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain
- Detached Bungalow
- Extended Accommodation Giving Over 800 Sq. Ft (stms)
- Generous 16' Sitting Room & Separate 14' Family Room
- Dual Aspect Sitting & Dining Room
- Three Bedrooms
- Potential To Extend (stp)
- Private Garden With Driveway & Garage

Located just outside the Norwich City Centre this property offers an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

The property is found set back from the street with a mature hedge frontage giving privacy and vibrancy to the front of the home with a low maintenance lawn and planting beds in the front garden. A slight downward gradient leads you towards a gated driveway with access to the property coming to the side of the home and garage slightly further down towards the end of the drive.



THE GRAND TOUR

Once inside, the kitchen and dining room is the first place to greet you. Currently fitted with a mixture of wall and base mounted storage units, this room offers a dual facing aspect allowing natural light to fill the space and leaves more than enough floor space to accommodate a formal dining table. Whilst the kitchen is in need of some modernization, a potential choice of layouts could be had to create a welcoming and well lit living area. Just next door to this, accessed from the central hallway, is the main sitting room. Again an impressively sized space where a potential choice of layouts of soft furnishings could be had all fronted by a large uPVC double glazed window. Just off to the side of this a handy addition by the former owner through an extension gives you a further reception room to essentially be used as a snug sitting room, formal dining room or even as a potential bedroom if desired amongst many other potential uses. The central hallway then takes you through towards the three remaining bedrooms with three piece family bathroom suite initially to your left hand side comprising a fully tiled surround, wall mounted radiator and frosted glass window. The first off the bedroom sits just opposite this, currently housing a single bed, this room could potentially accommodate a double bed with additional storage solutions whilst the largest of the bedrooms sits just next door to this at the rear of the home overlooking the private gardens with all uPVC double glazed windows. The smallest of the bedrooms is found at the very end of the hallway, again overlooking the gardens with double glazed sliding doors and a carpeted flooring with a potential choice of usages with this and the family room to the front of the home, meaning versatility in space can be explored by new owners

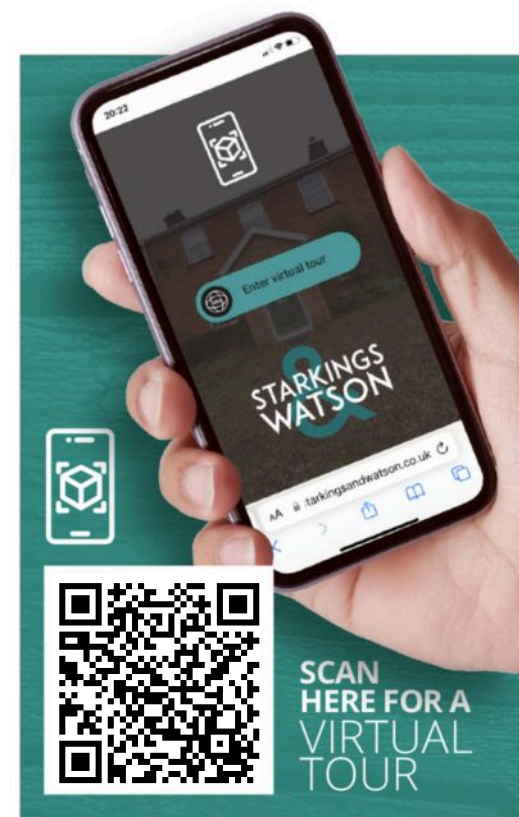
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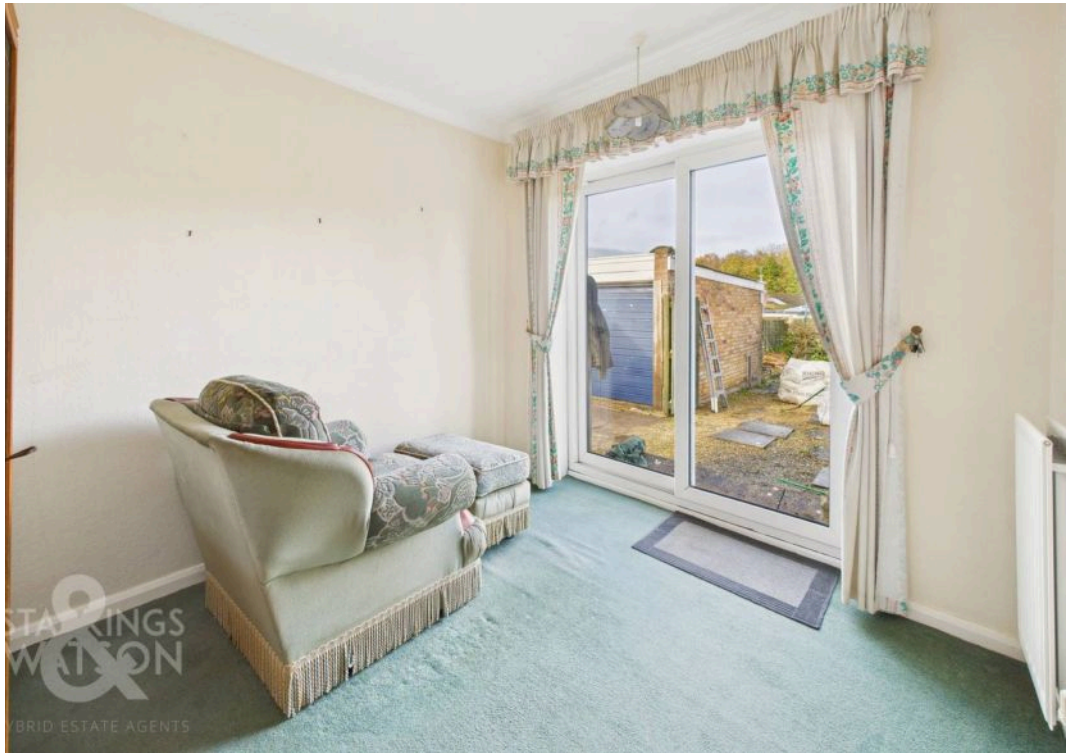
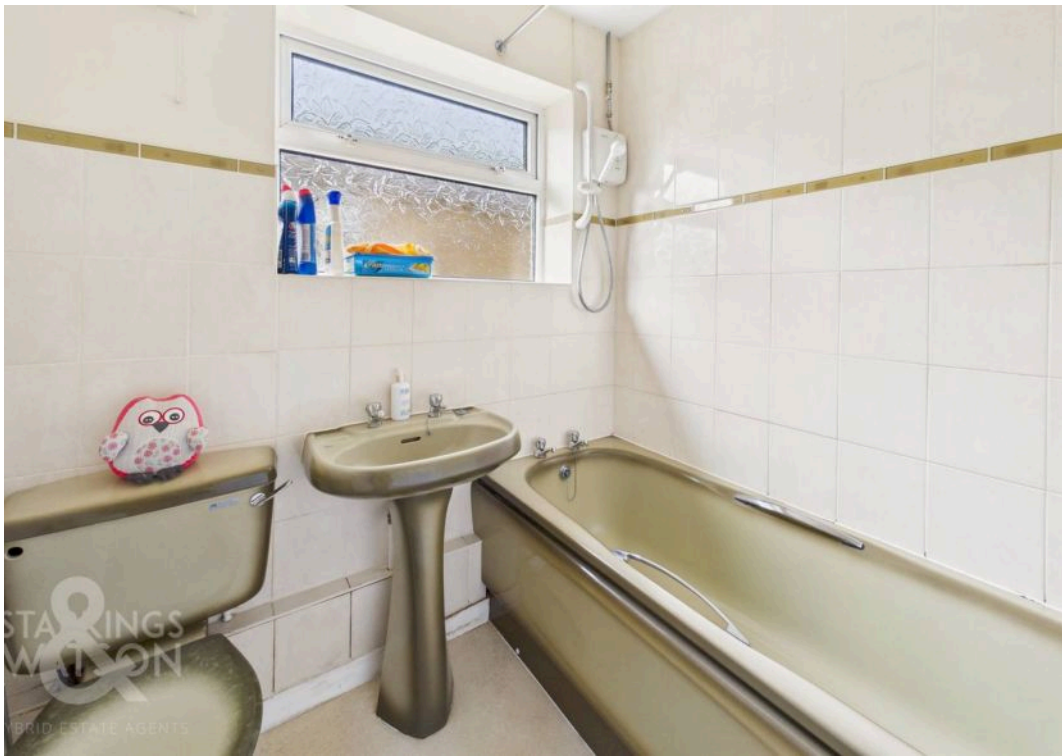
Postcode : NR1 4LX

What3Words : ///sketch.return.parent

VIRTUAL TOUR

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



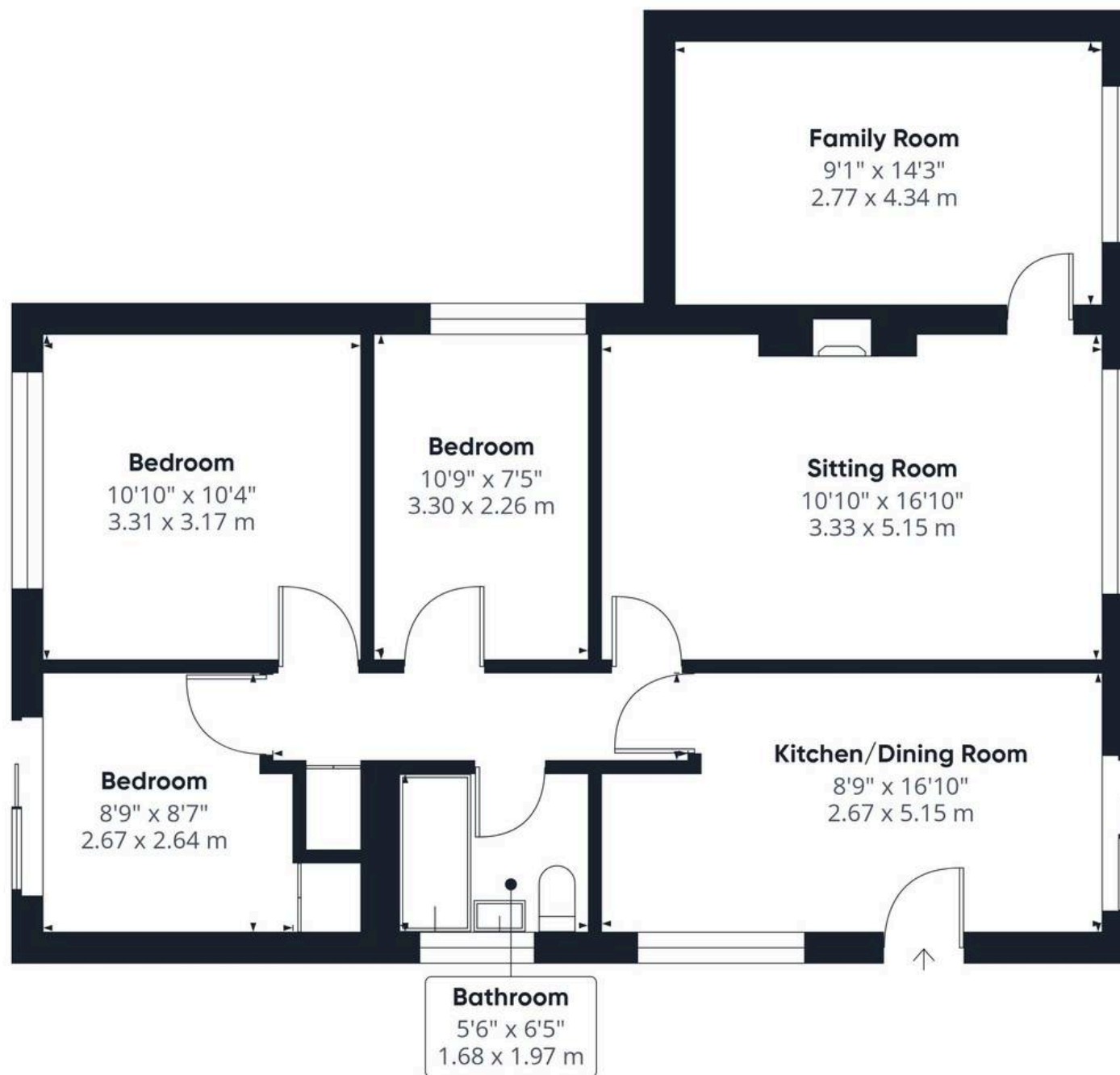




THE GREAT OUTDOORS

The current owners have cleared some of the more mature shrubs and hedges to create a slightly more open feel whilst a wide array of mature planted beds still remain. Initially a shingle area sits towards the very rear of the home with lawn space opening to the back of the garden, all fully enclosed with timber panel fencing with access coming to the garage at the side of the home.





Approximate total area⁽¹⁾

818 ft²
76.1 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.

GIRAFFE 360



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