



WARREN DRIVE NORWICH, NR11 8AS

**£485,000
FREEHOLD**

This particularly well presented detached bungalow occupies a fantastic position, being in a small cul de sac of just four properties close to the entrance to Warren Drive and therefore only a quarter of a mile from the village centre.

Internal viewing is essential to fully appreciate both the space and presentation of this bright and airy home. There are three bedrooms, all of which are good size doubles, with the master having an en suite shower room. The family shower room is also a good size and includes a large walk in shower. In addition there is a delightful sitting room measuring some 24' x 14' with doors leading on to a 25' garden room offering scope for a variety of uses. From this room and the reception hall access can be gained to the well fitted contemporary kitchen.

A real feature of this property is the well stocked delightful rear garden with summerhouse, raised patio areas and further patio to catch the evening sun, well screened from neighbouring properties and offering privacy and seclusion.

WARREN DRIVE

- DETACHED BUNGALOW • IMMACULATE THROUGHOUT • LARGE LOUNGE - DINING ROOM • STUNNING GARDEN ROOM • THREE DOUBLE BEDROOMS • ENSUITE SHOWER ROOM & FAMILY SHOWER ROOM • STUNNING FITTED KITCHEN • BEAUTIFUL ESTABLISHED GARDEN TO THE REAR • GARAGE & PARKING • WALKING DISTANCE TO VILLAGE CENTRE AND BEACH



Overview

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Entrance Lobby

With tiled floor, uPVC double glazed entrance door and side window to:

Entrance Hall

With access to roof space, four wall light points,

radiator, telephone point and beautiful oak flooring, built-in cupboard with plumbing for automatic washing machine, double sliding doors to the sitting room

Lounge - dining room

A particularly impressive room with gas fire in the style of a woodburning stove on a stone hearth, two radiators, two wall light points, TV point, ceiling coving and impressive oak flooring, ceiling-mounted fan and electric curtains on sun sensor with wooden venetian blind to the front elevation. French doors to:

Garden room

With windows on three aspects and French doors leading to the rear garden, three radiators, vertical blinds and wooden flooring.

Kitchen

A immaculate contemporary high gloss fitted kitchen comprising of sink/drainer, range of wall and base units, integrated fridge freezer, dishwasher, double oven and four ring gas hob with extractor fan, splashback tiles, tiled flooring, spotlights, double glazed window to the rear and uPVC door giving access to the garden room.

Master bedroom

Radiator, two overhead bedside lights, TV point, stripped and varnished floorboards, sliding doors to:

Ensuite

With white suite comprising fully-tiled corner shower cubicle, low-level WC and vanity-style hand basin with pop-up waste, marble surround and fitted cupboards

and drawers beneath, part-tiled walls, wall-mounted electric towel heater, fitted mirror with shelf and lighting, tiled floor, extractor fan, inset ceiling lighting and ceiling coving.

Bedroom two

To include good size fitted double wardrobe, radiator, stripped and varnished floorboards, ceiling coving.

Bedroom three

To include good size fitted double wardrobe, radiator, stripped and varnished floorboards, ceiling coving.

Family shower room

Obscure Upvc windows to the rear and the side. Walk in shower, part tiled, WC, bidet and wash hand basin. Wall mounted chrome heated towel rail and wall mounted mirror with lights. Spot lights and tiled flooring.

Garage

With up and over door, power light and personnel door to the side. The whole garden is screened by fencing.

Outside

To the front of the property there is a lawn with well stocked surrounding borders with a variety of roses, shrubs, perennials and heathers. The main driveway is concrete providing space for two cars with adjacent gravelled areas and a path to the front door. A further driveway to the other side of the bungalow in gravel with a concrete path and gated access to the most attractive rear garden, offering a large degree of privacy and seclusion. A good size area of lawn with most

attractive beds and borders once again boast a wide variety of flowers, shrubs and bushes.

There is a raised patio and a further patio to catch the evening sun.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	77
EU Directive 2002/91/EC			

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.