



Norwich Road | Norwich | NR15 1RU

£450,000

twgaze

# Norwich Road | Norwich | NR15 1RU £450,000

A detached three bedroom bungalow set on a secluded sizeable plot with double garage, workshop and field views.

- Three bedroom
- Sizeable plot
- Lounge/diner with wood burner
- Kitchen and separate utility room
- Double garage
- Detached bungalow
- Semi rural location
- Bathroom and separate Shower with WC
- Conservatory room
- Workshop

## The Location

Flordon is a popular village located South of Norwich City centre which is approximately 8 miles away and surrounded by the unspoilt and idyllic countryside. It is within easy reach of the A140 and the thriving and established village of Long Stratton is found just some 4 miles to the South providing an extensive and diverse range of many day to day amenities and facilities. This location combines a rural setting with easy access to the Market Town of Wymondham with three supermarkets including a Waitrose, range of schools from primary to High school.





### The Property

Upon entering the welcoming entrance hall, you are led into a spacious lounge/diner, featuring a large picture window to the front that beautifully frames the front garden. A charming wood burner adds warmth and character, perfect for cosy winter evenings. The dining area to the rear enjoys pleasant views over the garden and open fields beyond. The property offers three generously sized bedrooms and a modern family bathroom. The fitted kitchen is well-appointed and complemented by a good-sized, separate utility room. Additionally, there is a separate shower room with WC. There is a generous garden room, designed to capture natural light with a ceiling light box. This bright and sunny space enjoys lovely views of the rear garden, making it ideal for relaxing or entertaining.

### The Outside

Gable End is situated on a sizeable plot featuring mature trees, a well-maintained lawn, and attractive flower borders. The property includes a brick-built double garage with power, lighting, and storage space into the eaves. There is also a hard standing area suitable for a caravan, motorhome, or boat. To the rear of the property lies a private garden that backs onto open fields, offering scenic countryside views and a high degree of privacy.

### Freehold

### Services

Mains electric, Private Borehole, Oil fired central heating, Wood burner and septic tank

### How to get there

[what3words///lower.hinted.depth](https://www.what3words.com/lower.hinted.depth)

### Viewing

Strictly by appointment

### Council Tax Band

Ref 2/19989



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (12 plus) <b>A</b>                          |  |                         |           |
| (91-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (13-28) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

33 Market Street  
Wymondham  
Norfolk  
NR18 0AJ  
01953 423 188  
info@twgaze.co.uk