

# propertyladder



## Middletons Lane, Norwich, NR6 5SR

A Spacious Three Bedroom Bungalow On A Generous Plot!

**GUIDE PRICE** £360,000 - £375,000 *freehold*



BRITISH  
PROPERTY  
AWARDS

2023 & 2024



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# GORGEOUS BUNGALOW WITH ENDLESS POTENTIAL!

Step inside this spacious and versatile bungalow, and you'll instantly feel the warmth and potential it offers. The accommodation includes a generous bay-fronted lounge filled with natural light, a stylish modern kitchen and bathroom, and three comfortable double bedrooms- perfect for families or those needing flexible space. The property also benefits from double glazing and gas central heating, ensuring year-round comfort.

Set on an exceptionally large plot, this home offers fantastic scope for extension or even a loft conversion (subject to planning permission), giving future owners the exciting opportunity to add further value and space as needed.



“ patio area complete with a log cabin currently used as an outdoor bar! Fully insulated and equipped with power ”



## Overview

- ATTRACTIVE SEMI DETACHED BUNGALOW
- THREE GENEROUS BEDROOMS
- BAY FRONTED LIVING ROOM
- WOOD BURNER
- STYLISH MODERN KITCHEN
- LARGE MATURE PLOT
- CLOSE TO AMENITIES
- LOG CABIN - OUTSIDE BAR!



## Location

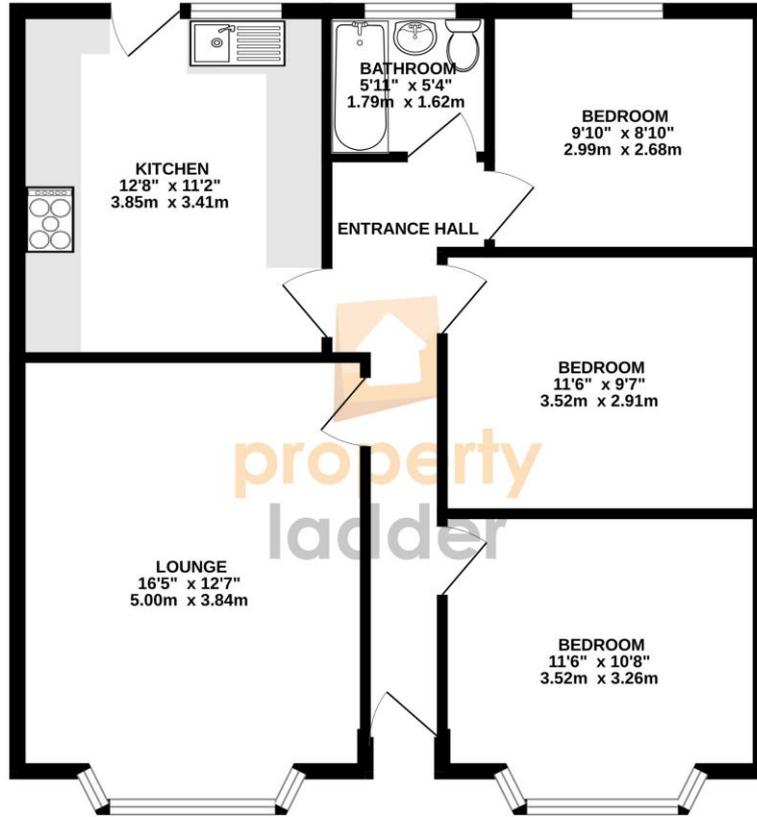
Hellesdon is a popular location which is approximately 6 miles from Norwich City Centre. It has great transport links into the City Centre including a Park & Ride Bus Service, and a close proximity to Norwich International Airport. There are a number of amenities including, local schools, such as Hellesdon High School and Sixth Form, local shops, public houses, restaurants a library and a large recreation ground all very close.



## Outside

The front of the property features a shingled driveway with ample parking for multiple vehicles. To the rear, you'll find a generously sized, enclosed garden-mainly laid to lawn, offering a great space for children, pets, or simply relaxing in the sun. A detached garage adds further practicality. But the real showstopper is at the bottom of the garden: a fabulous patio area complete with a log cabin currently used as an outdoor bar! Fully insulated and equipped with power, lighting, and an internet connection, it's the ultimate entertaining zone. Whether you're hosting summer BBQs, working from home, or accommodating guests, this brilliant space offers endless possibilities.

**GROUND FLOOR**  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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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**FULL EPC AVAILABLE UPON REQUEST**

**COUNCIL TAX BAND: C**

**LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL**

**SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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