

## Norwich Road, Ashwellthorpe, Norwich, Norfolk, NR16 1EL

Offers In Region Of £355,000

2 1 3



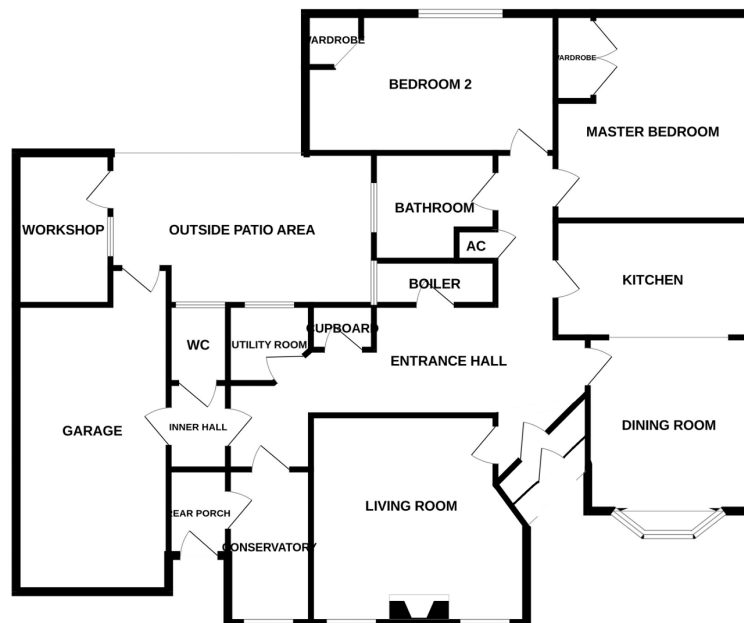
Detached and secluded bungalow sitting on 0.30 acre with planning permission granted for large extension of existing property to create 4 bedrooms with open plan living/kitchen/diner and cartlodge. The property has huge potential for further development due to the size of the plot. The current property offers approximately 1200 sq ft and comprises of storm porch, porch area, entrance hall, boiler room, separate utility room, fitted modern kitchen / dining area 18ft 1in x 13ft 9in x 10ft 10in, 14ft 6in living room, bathroom, two double bedrooms, cloakroom, conservatory and rear lobby.

**Tenure: Freehold EPC: E Council Tax: C**

## Key Features

- Detached and secluded two bedroom bungalow with **PLANNING PERMISSION FOR EXTENSION**.
- Close to sought after local schools
- No forward chain / quick sale possible
- Easy access to Norwich and Cambridge
- Current owners added a new kitchen
- Private gated drive allowing parking for numerous cars and outside undercover entertainment area
- Fields to the front and the rear of the property
- Huge potential to double the size of the existing property
- Sitting on 0.30 acre plot (potential building plot stpp)
- See our online listing for further details regarding flood risk, broadband speed and other material information.

GROUND FLOOR



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 errors, omissions or mis-statements. 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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