

Arnolds | Keys



Hill-Top Thorpe Market Road, Roughton, Norwich, NR11 8TA

Price Guide £575,000

- Tucked away location
- 2-3 Bedrooms
- Solar panels & battery storage system
- Set in 1.25 acres STS
- Walking distance to shops and Pub
- Detached bungalow
- Well presented
- Wood burner
- 30ft Workshop
- On a good bus route

Hill-Top Thorpe Market Road, Norwich NR11 8TA

A rare opportunity to acquire this detached bungalow, set in an elevated position on a generous 1.25 acre plot (STMS) featuring sweeping lawns, mature trees, established planting, and a wonderful sense of privacy.

Located in the village of Roughton, the property is within easy walking distance of local shops and a welcoming pub, and benefits from a reliable bus link connecting you to both the city of Norwich and the coastal towns of Cromer & Sheiringham.

The bungalow is well presented throughout, offered with no onward chain, and includes a substantial 30ft detached workshop, ideal for hobbies, storage, or conversion potential (subject to permissions).



Council Tax Band: D



ENTRANCE HALLWAY

Covered entrance porch, solid wood door and stained glass window to the front aspect, opening into the hallway. Two radiators, ash herringbone style solid wood flooring, access to roof space, doors to all rooms, LED spot lighting and ceiling light.

CLOAKROOM

Window to the front, limestone tiled flooring, vanity wash basin with mixer tap and tiled splashbacks, storage cupboard beneath, closed couple WC and radiator.

KITCHEN/BREAKFAST ROOM

Dual aspect view with windows to rear and side aspect and door to side. Lovely cream gloss units with soft close doors and drawers. Range of base and drawer units with work surface over. Two built in double oven, inset five ring gas hob, provision for washing machine and tumble dryer, tiled splashbacks. Limestone tiled flooring, LED spot lighting, radiator, space and plumbed in American style fridge and separate freezer. Door to large walk-in pantry with shelving, ceiling light and limestone tiled flooring and window to side and power points. Door to storage cupboard housing wall mounted LPG gas central heating combination boiler.

SITTING ROOM

Bay window to the rear, radiator, brick fireplace with wood burner on tiled hearth, two ceiling lights. Ash herringbone style wood flooring. Door to hallway and dining room.

DINING ROOM/BEDROOM THREE

French doors to rear, radiator, ceiling light, herringbone wood flooring.

BEDROOM ONE

Window to the front, radiator, carpet, ceiling light.

BEDROOM TWO

Window to the front, radiator, carpet, ceiling light.

BATHROOM

Window to front, closed couple WC, vanity wash hand basin with storage cupboard beneath, walk in shower cubicle with glazed screen. Tile effect flooring, LED spot lighting, wall mounted heated towel rail.

OUTSIDE

The bungalow is located off a private unmade road which only leads to this property. There is plenty of off road parking, private lawn area and mature shrubs to

the front and the rear garden is mainly laid to lawn with mature trees and shrubs, various wood sheds, greenhouse and garden shed. A large workshop which is approximately 30ft x 18ft with power and light, door to side, window to the rear and electric roller door to the front. This work shop does have its own fuse box.

All windows are hard wood double glazed, there are 12 solar panels which are owned and they feed 4 batteries and each battery is 3KW. LPG gas tank in the front garden. There is also a small orchard behind the workshops with fruit trees, apples, plum, pear, greengage and cherries.

AGENTS NOTE

This is a Freehold property, it has a council tax band D. Mains electricity, water, sewerage and drainage are connected. The heating is LPG gas. The plot size is approximately 1.25 acres (STMS).




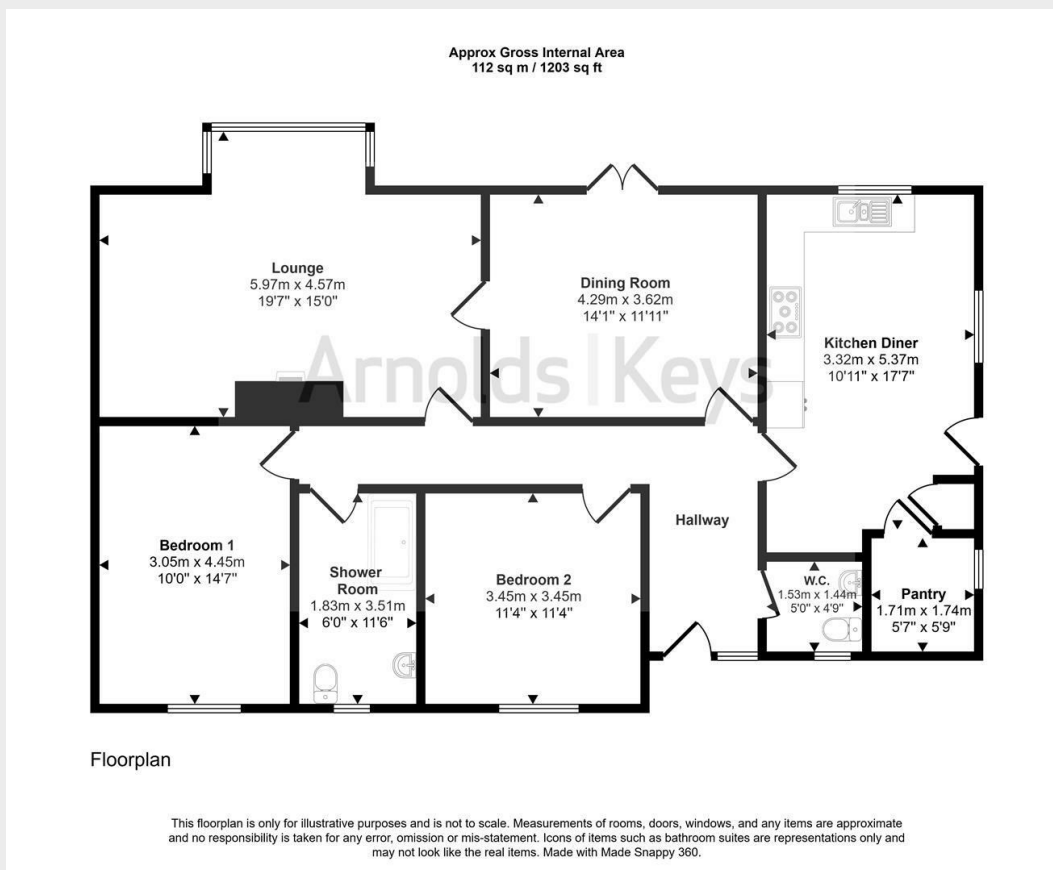


Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

