



1 Church Close, Cantley, Norwich, NR13 3SS

£295,000





# 1 Church Close

Cantley, Norwich, NR13 3SS

- Detached Chalet Bungalow
- Spacious Accommodation
- Bathroom & Shower Room
- Driveway & Garage
- Village Train Station Nearby
- Four Bedrooms
- Open Plan Living Space
- Oil Central Heating
- Generous Garden with South/South Westerley Aspect
- No Onward Chain

Aldreds are delighted to offer this spacious four bedroom detached chalet bungalow, located in a pleasant corner plot position within the rural village of Cantley to the East of Norwich.

The flexible accommodation would either suit those who work from home or a growing family with an impressive entrance hall, ground floor bathroom, open plan lounge/kitchen, two ground floor bedrooms which could also serve as a study or dining room and two first floor bedrooms with a recently refitted first floor shower room.

The property offers oil fired central heating, uPVC sealed unit double glazed windows, driveway, garage and a pleasant enclosed garden. Offered with no onward chain, early viewing is recommended.

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## Entrance Hall 17'9" x 8'4" (5.43m x 2.55m)

A hugely spacious hallway with part glazed entrance door with glazed side panels, stairs to first floor landing, wall lighting, radiator, power points, doors leading off;

## Bathroom

Rear facing obscure glazed window, low level w.c., pedestal hand wash basin with tiled splash back, panelled bath with tiled surround and shower attachment over, radiator.

## Lounge 13'10" x 10'10" (4.24m x 3.32m)

Window to front aspect, glazed French doors leading to garden, radiator, power points, television point, telephone point, open plan access to;

## Kitchen 12'4" x 9'4" (3.77m x 2.86m)

Rear facing window, range of fitted kitchen units with rolled edge work surface and tiled splash backs, sink drainer with mixer tap, plumbing for dishwasher, integrated electric double oven and ceramic hob, space for fridge-freezer, door giving access to;





### Rear Lobby

With pitched Polycarbonate roof, work surface, power points, plumbing for washing machine, wall lighting, glazed door to rear, door giving access to garage.

### Ground Floor Bedroom 3 10'10" x 9'5" (3.32m x 2.88m)

Window to side aspect, radiator, power points.

### Ground Floor Bedroom 4/Study 12'5" x 9'5" (3.79m x 2.88m)

Window to side, radiator, power points.

### First Floor Landing

Built-in cupboard, doors leading off;

### Bedroom 1 16'10" x 11'9" (5.15m x 3.6m)

A spacious bedroom with large rear facing window taking in a southerly aspect, two radiators, power points, wall lighting.

### Bedroom 2 14'11" x 10'10" (4.55m x 3.32m)

Large rear facing window, radiator, power points, access to roof eaves storage space, bedside wall lighting.

### Shower Room 8'3" x 5'9" (2.52m x 1.77m)

Rear facing obscure glazed window, recently re-fitted with a low level w.c., hand wash basin within a fitted vanity unit with mono bloc tap, a large walk-in shower with fixed shower screen and raindrop shower head, tiled surround, radiator.

### Directions

From the A47 travelling West from Acle take the first turning left, then left again, sign posted Cantley. Proceed into the village of Cantley as the road bears round to the left, then right continue towards the railway crossing before turning right into Langley Road and then right again into Church Road where the property can be found a short way along on the left hand side on the corner of Church Close, located by our For Sale board.



### Outside

The property occupies a generous corner plot position with vehicular access from Church Road to a parking and hard standing area to the side and the garage facing Church Close. The property offers a spacious lawned garden with a South, South Westerley aspect, nicely enclosed with high level close board panel fencing, mature hedgerows and a gate giving pedestrian access to the front of the garage, with an integrated store housing oil fired boiler for hot water and central heating. To the rear of the property is a patio, extending round to the side with a screened oil storage tank and two garden stores, external water supply.

### Garage 16'4" x 8'3" (5m x 2.53m)

Front facing up and over door, power and lighting, electric fuseboard.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

Broadland District Council - Band: D.

### Location

Cantley is conveniently situated between Great Yarmouth and Norwich on the banks of the River Yare. Cantley marshes are managed by the RSPB and are considered an area of special protection. There is a Railway Station giving regular access to the City of Norwich and the coastal towns. There are a couple of public houses and a first school in the village.

### Reference

PJL/S10028



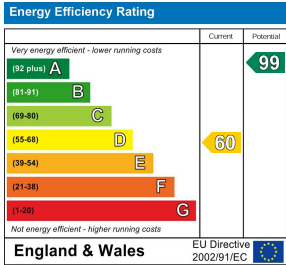
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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