



FREEHOLD

Bungalow - Detached (EPC Rating: C)

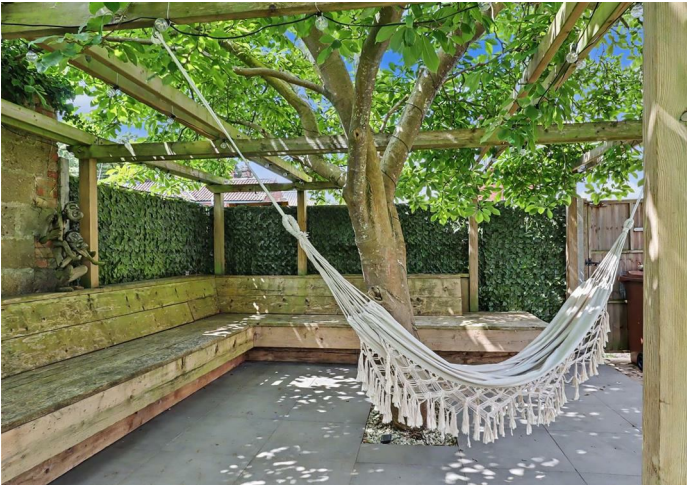
# MERTON ROAD NORWICH NR2 3TT

Offers in excess of

# £375,000

### FEATURES

- Detached Chalet Bungalow
- Three Bedroom
- Dining Room
- Wet Room & Bathroom
- Workshop
- Golden Triangle
- Sitting Room
- Kitchen
- Well Presented
- Garden Studio



# 3 Bedroom Bungalow - Detached located in Norwich

Welcome to the desirable Golden Triangle area of Norwich, this charming detached bungalow, originally built in 1936, has been thoughtfully transformed into a delightful 3/4 bedroom chalet bungalow. Spanning an impressive 1,066 square feet, the property boasts a well-maintained and immaculate interior, making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious sitting room, perfect for relaxation. The property features three reception rooms, including a separate dining room that can easily serve as a fourth bedroom, providing flexibility to suit your needs. The ground floor also includes a further bedroom and a luxury wet room, ensuring comfort and convenience for all residents.

One of the standout features of this property is the stunning, individually designed detached garden studio, complete with heating and an attached workshop. This versatile space can be used for a variety of purposes, from a home office to a creative studio. The simple landscaped garden is a true highlight, featuring a tree with a unique undercover pergola seating area, making it an enchanting spot for entertaining friends and family or simply enjoying the outdoors.

Additionally, the property benefits from a driveway that provides off-road parking, and there is further potential for expansion, with lapsed planning permission for a two-storey extension. This unique property offers a rare opportunity to own a beautifully presented home in a sought-after location. We highly recommend scheduling a viewing to fully appreciate all that this exceptional bungalow has to offer.

## Entrance Hall

Entrance door to the front leading to the hall. Doors to sitting room, dining room, downstairs bedroom, open plan to the family room. Wood flooring and radiator.

## Sitting Room

13'4 x 11'8

Sealed unit double glazed window, radiator, cast iron fireplace insert with wood surround and mantle over, wooden flooring and coved ceiling.

## Dining Room

12'1 x 12'0

Sealed unit double glazed window to the front, wooden flooring, radiator and coved ceiling.

## Family Room

Sealed unit double glazed window to the rear, radiator, wooden flooring, stairs to the first floor, opening to the kitchen and door to the bedroom and the wet room.

## Bedroom

12'1 x 12'0

Sealed unit double glazed window to the rear, radiator, wooden flooring and coved ceiling.

## Wet Room

Sealed unit double glazed window to the side, double shower, wash hand basin, wc, tiled splashbacks, heated towel rail, recessed spotlights to ceiling, tiled flooring with underfloor heating.

## Kitchen

9'9 x 8'9

Two sealed unit double glazed windows to the rear and further window to the side along with a half glazed door to the side out to the garden. range of base and wall mounted units, inset sink, splash backs, integrated oven and hob and extractor fan over, fridge/freezer. Space and plumbing for washing machine, Recessed spotlights.

## First Floor Landing

Velux window, storage and doors to bedroom's and bathroom.

### Bedroom

13'9 x 11'10

Two velux windows, storage and recessed spotlights.

### Bedroom

12'4 x 8'8

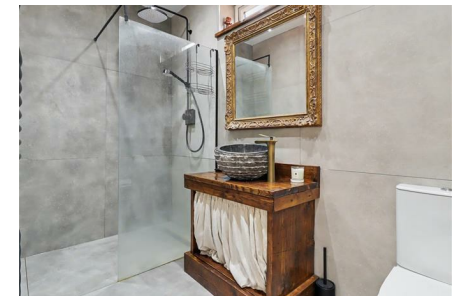
Velux window, storage and radiator.

### Bathroom

Velux window to the rear, panel bath, wash hand basin, wc, tiled splashbacks, heated towel rail.

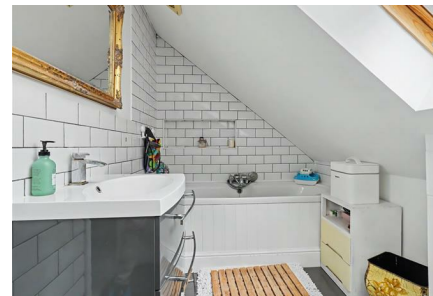
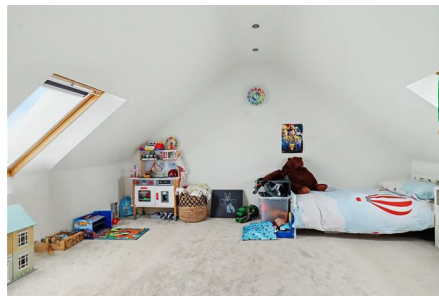
### Outside

Fenced to the front with driveway to the side providing off road parking for several vehicles. Gated to the rear garden. The rear of this property really does come into its own as the current owners have really given this an always on holiday feel. Mainly laid to lawn with raised sleeper beds, feature central tree to an undercover pergola seating area which is fabulous for the summer evenings. The garden studio is a fantastic addition and a real statement piece as its ideal for a studio, office or anything else that works for you, this space has been thoughtfully designed and is a one off, especially with plenty of light and heating. The workshop on the back is a real man cave space so no need to worry about adding an additional shed this is a great space.





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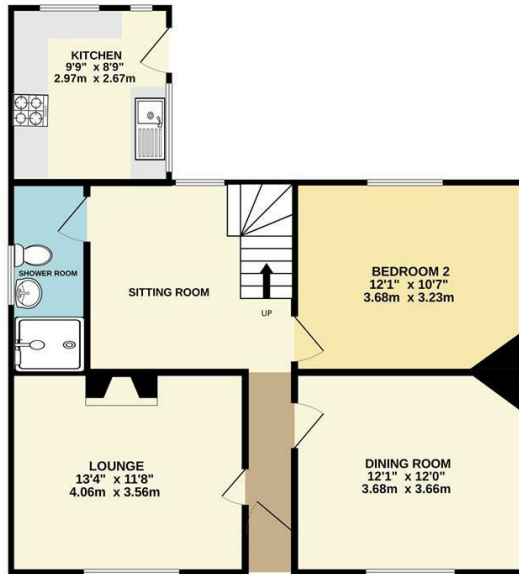
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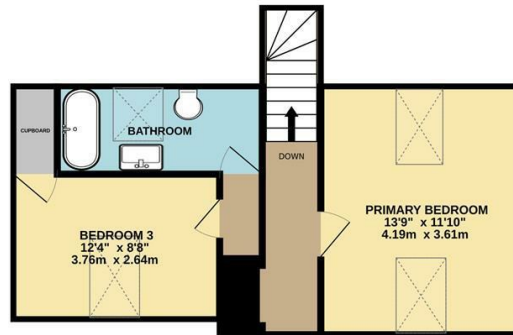
Council Tax Band

**B**

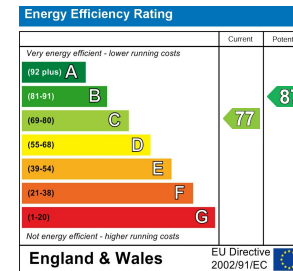
GROUND FLOOR



1ST 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 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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