





Bunyan Close, Norwich, NR7 0UZ

william h brown

welcome to

Bunyan Close, Norwich

Immaculate four-bedroom executive detached home offering spacious and versatile accommodation of approximately 1,450 sq ft. Featuring a study, dining room, utility room, en-suite to the principal bedroom, 32ft garage and generous family living space, this superb home is ideal for modern family life.













Description

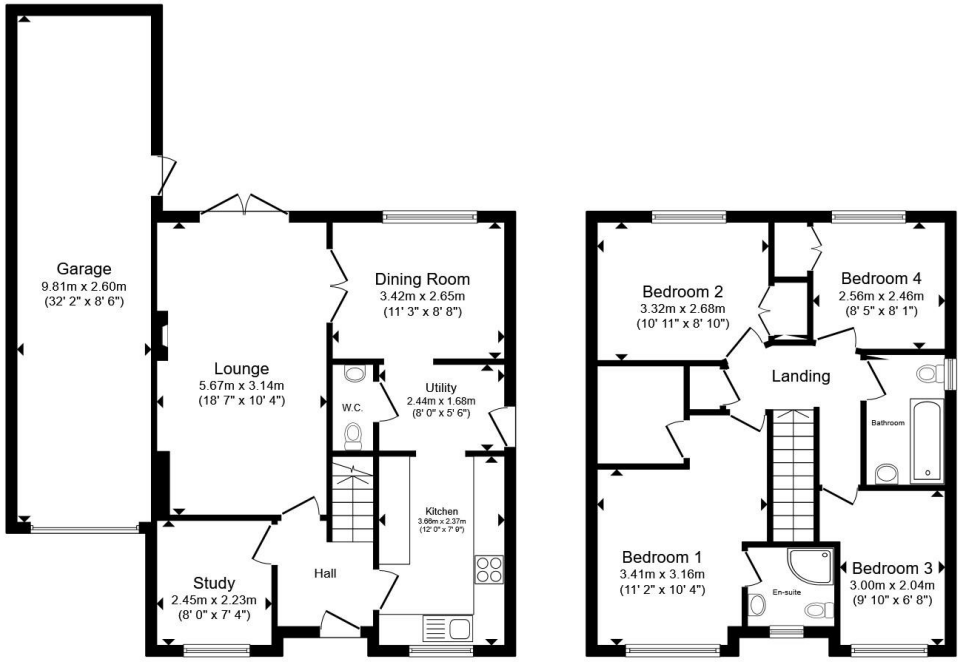
Situated in a desirable residential location, this impressive four-bedroom executive detached home offers spacious and well-balanced accommodation extending to approximately 1,450 sq ft, perfectly suited to growing families and those seeking versatile living space.

The property is approached via a welcoming entrance hall which provides access to the principal ground floor rooms. The generous dual-aspect lounge enjoys excellent natural light and offers an ideal space for both relaxing and entertaining. Complementing the living space is a separate dining room overlooking the rear garden, perfect for family meals and hosting guests. The well-appointed kitchen is fitted with a range of units and work surfaces, with a practical utility room providing additional storage and laundry facilities. A convenient ground floor cloakroom adds further practicality. A particular feature of the property is the dedicated study, offering an ideal home office, playroom or snug, catering perfectly to modern lifestyles. To the first floor, the spacious landing leads to four bedrooms. The principal bedroom benefits from a private en-suite shower room, whilst the remaining bedrooms are served by a family bathroom fitted with a three-piece suite.

Externally, the property enjoys private gardens and boasts an exceptional garage measuring approximately 32ft in length, providing ample parking, storage or potential workshop space.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 134.8 m² (1,450 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Bunyan Close, Norwich

- Executive detached family home
- Approximately 1,450 sq ft of accommodation
- Spacious dual-aspect lounge
- Exceptional 32ft garage/workshop
- Driveway parking and private gardens
- Dedicated study/home office

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£390,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NOR145150 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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