



3 Fletcher Close, Tunstead

Norwich

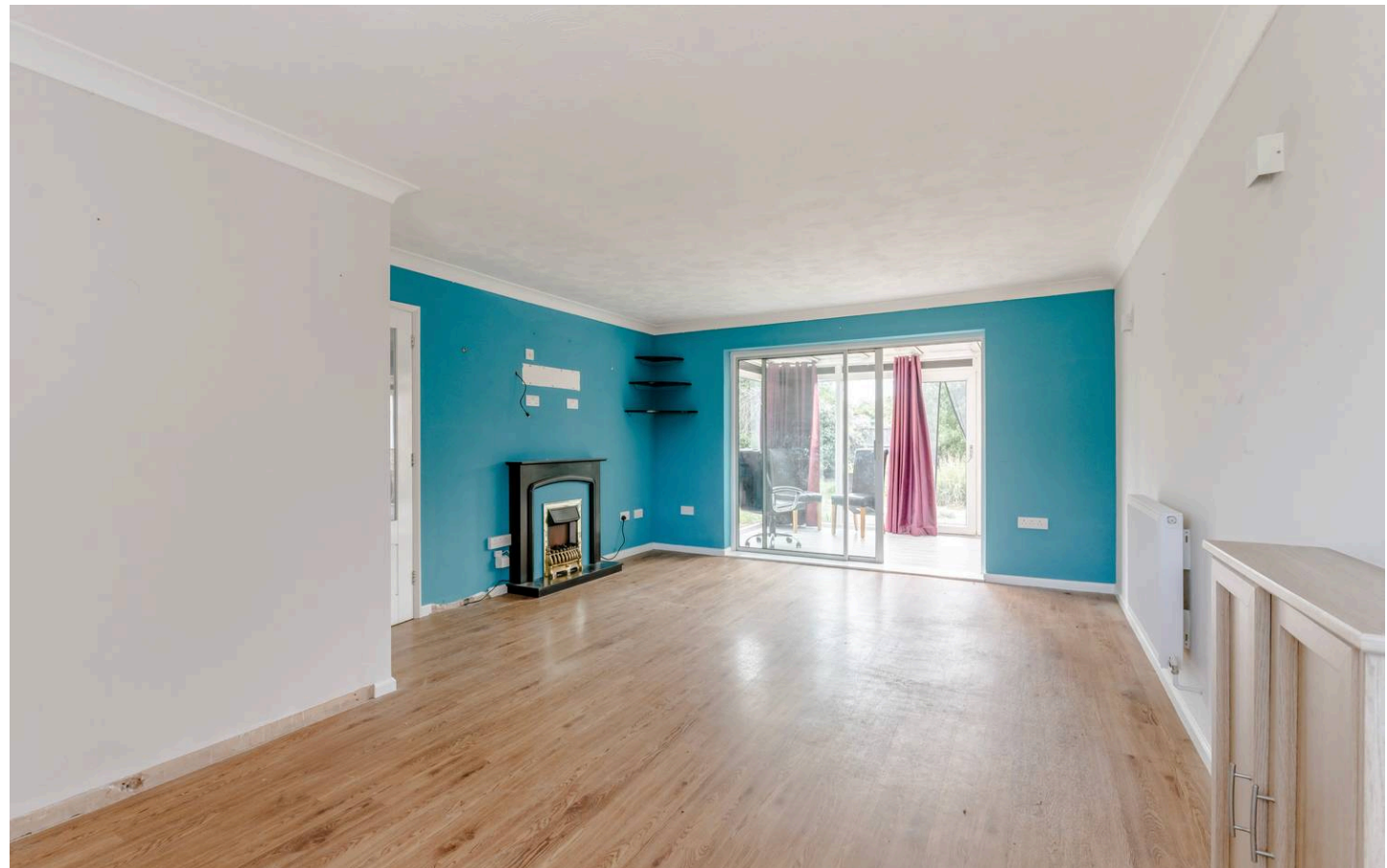


Minors & Brady

3 Fletcher Close

Tunstead, Norwich

Settled down a quiet cul-de-sac, this detached bungalow offers an easy, relaxed way of living, with generous space inside and out and the freedom to shape it to your own plans. Offered chain free, it provides 1,227 sqft of flexible accommodation, excellent potential to renovate or extend (stpp), and a private plot in the heart of Tunstead. An 'in and out' driveway, integral garage and low-maintenance frontage set a practical tone, while inside you'll find a 19ft open-plan living/dining room, a bright conservatory overlooking the garden, a fitted kitchen with utility and WC, three well-proportioned bedrooms and a wet room. The rear garden offers a peaceful outdoor setting with scope to landscape, alongside a newly built outbuilding ready to become a home office, studio or garden room.

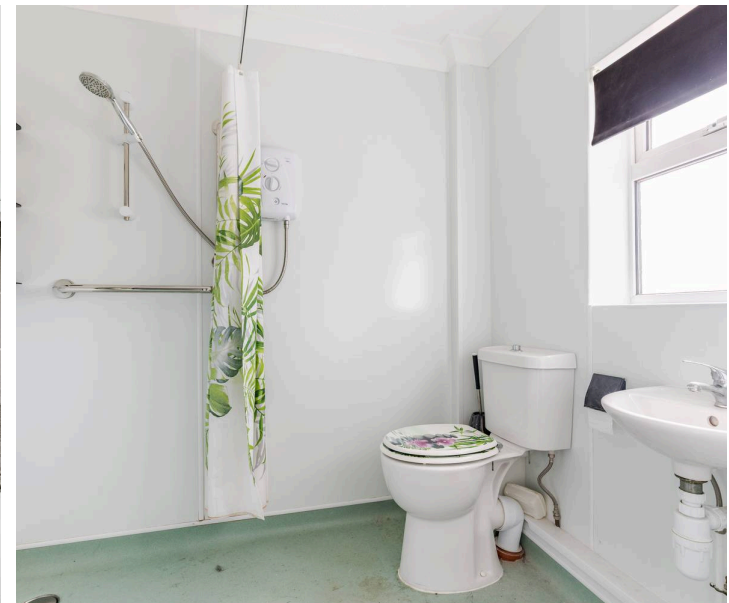


M&B

3 Fletcher Close

Tunstead, Norwich

- Offered chain free!
- Detached bungalow situated on a generous-size plot, down a quiet cul-de-sac in the Norfolk village of Tunstead
- Huge amount of potential to renovate or extend (stpp), currently offering 1,227sqft of spacious and flexible accommodation
- 'In and out' driveway providing off-road parking, an integral garage for storage use and a low-maintenance frontage
- 19ft open-plan living/dining room with a feature fireplace and sliding doors that open into a light-filled conservatory, framing views of the garden
- Kitchen fitted with a range of cabinetry, integrated ovens, an induction hob and a separate utility room, with a convenient WC
- Three nicely-sized bedrooms and a wet room
- A private garden with the opportunity to maintain or landscape, with a paved area for seating, a lawn, a timber shed and established beds/hedging
- A detached outbuilding that has been newly built, with the potential to be a renovated into a home office, garden room or a space for hobbies
- Easy access to Hoveton, Wroxham and the city of Norwich, offering a wide range of essential amenities



M&B

3 Fletcher Close

Tunstead, Norwich

Tunstead

Fletcher Close sits within a quiet residential part of Tunstead, a small Norfolk village surrounded by open countryside yet well placed for everyday needs. The neighbouring Broads villages of Wroxham and Hoveton are only a short drive away, offering a wider range of shops, cafés and services, while North Walsham provides larger-town amenities. Norwich is also straightforward to reach, giving access to the city's workplaces, rail services and cultural venues.

For shopping, the nearest major options are Roys of Wroxham Food Hall and Roys Department Store in Hoveton, with larger supermarkets such as Tesco Superstore in Stalham and Waitrose or Sainsbury's in North Walsham also within easy reach. Schooling is simple, with Tunstead Primary School serving the village and a choice of secondary schools in North Walsham and Hoveton. Local bus routes run through the area, connecting Tunstead with nearby towns, and road links make travel towards Norwich and the coast straightforward.



M&B

3 Fletcher Close

Tunstead, Norwich

A well-presented chain-free detached bungalow set on a generous plot within a quiet cul-de-sac in the Norfolk village of Tunstead, offering 1,227 sqft of flexible accommodation and excellent scope for renovation or extension (stpp).

The property is approached via an 'in and out' driveway, providing convenient off-road parking, a low-maintenance frontage and access to the integral garage, ideal for storage or future reconfiguration.

Inside, a porch entrance leads into a central hallway with a useful storage cupboard. The 19ft open-plan living/dining room forms the heart of the home, featuring a fireplace and sliding doors opening into a light-filled conservatory, which frames views across the garden.

The kitchen is fitted with a range of cabinetry, integrated ovens and an induction hob, with an adjoining utility room offering further potential and incorporating a separate WC.

There are three well-proportioned bedrooms, each offering versatility for sleeping, working or hobbies, served by a wet room.

The rear garden provides a private outdoor setting with clear scope to landscape or maintain to taste. It includes a paved seating area, lawn, established beds and hedging, and a timber shed.



3 Fletcher Close

Tunstead, Norwich

A newly built detached outbuilding presents an excellent opportunity to renovate into a home office, garden room or studio.

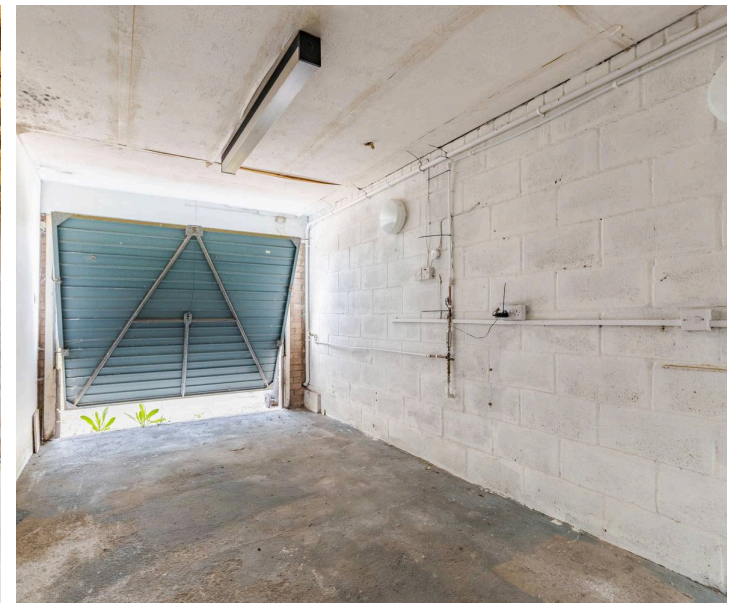
This is a rare chance to acquire a spacious bungalow in a peaceful village setting, with significant potential to tailor the home to individual requirements.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating.



Ground Floor

Approx. 114.1 sq. metres (1227.7 sq. feet)



Total area: approx. 114.1 sq. metres (1227.7 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk