



Staithe Road, Barton Turf

Guide Price £450,000

Being sold with no onward chain is this spacious period home which is set in this idyllic village and within minutes' walk to the village staithe. This detached family home includes three bedrooms, two reception rooms and a generous south facing rear garden.

- Detached House
- Idyllic Village Location
- No Onward Chain
- Three Bedrooms
- Two Reception Rooms

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

Staithe Nook , Staithe Road, Barton Turf, NR12 8AZ



Property Description

DESCRIPTION

The property is situated in an idyllic village location, within a minutes' walk to the village Staithe which takes you onto the Barton Broad. The property is being sold with no onward chain and although requires some modernisation would make an excellent family home, with the potential to extend to the rear, if desired (STPP). Accommodation comprises lounge, dining room, kitchen/breakfast room, ground floor w.c., large pantry/utility area, three well proportioned bedrooms and family bathroom.

The generous rear garden is south facing, and allows a good amount of light into this already well lit property. The current owners also have fitted solar panels to the rear of the property, that are owned outright and we have been informed provide income of approx. £1,000 per annum.

GROUND FLOOR

ENTRANCE HALL

Door to front, attractive tile flooring, electric radiator, stairs to first floor.



DINING ROOM

Double-glazed bay fronted window, double-glazed window to side. Electric radiator.

LOUNGE

Multi fuel fire with marble surround with shelves to both sides, two sash windows to the rear, electric radiator. Door to lean-to.

KITCHEN

A fitted range of base units, sink and double drainer, space for cooker, double-glazed window to side aspect, single-glazed window to rear aspect. Electric radiator.

CLOAKROOM

Wash hand basin, double-glazed window to side. Storage cupboard.

PANTRY/UTILITY AREA

Double-glazed window to front aspect, large cupboard. Space for fridge/freezer, fitted shelving. This room could be incorporated into the w.c. to create a ground floor bathroom, if desired.

FIRST FLOOR

LANDING

Double-glazed window to rear, airing cupboard.

BEDROOM 1

Windows to front, side and rear, two electric radiators. This room has the potential to accommodate an ensuite if required.

BEDROOM 2

Double-glazed window to rear and side. Electric radiator.

BATHROOM

Secondary glazed window. Three-piece suite comprising WC, wash hand basin and bath.

BEDROOM 3

Double-glazed window to side. Electric radiator.

OUTSIDE

GARAGE/STUDIO

Roof lantern skylights, French doors to rear, garage door to front.

GARDEN

A generous south facing garden which is mainly laid to lawn with a range of flower, shrubs and tree planting including two apple trees. Field views to the rear, patio area, side access gate, storage sheds.

AGENTS NOTE

This property is Freehold. Council Tax Band E.

