

Mill Road,
Surlingham, Norfolk

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ESTATE AGENTS

Norwich - 7.7 Miles
Loddon - 8.9 Miles
Beccles - 16.0 Miles

An exciting and individual detached property constructed in 2019, situated in the much desired South Norfolk village of Surlingham. The property has been finished to an exceptional standard throughout with energy efficiency at the fore front of many of the features. The versatile accommodation boasts four generous double bedrooms, two bathrooms, impressive entrance hall, with galleried landing above, 21.ft Sitting Room, 21.ft Kitchen Dining Room and separate study. Outside the plot extends to 0.20 acre (stms) offering a stunning rear garden with field views and extensive off road parking to the front. The property is offered with no onward chain.



Property

Pushing open the front door of this stunning home we are instantly met with the 'wow factor' of space, light and the exceptional finish a theme that runs throughout every room. Engineered oak offers a stunning and practical finish to the floor that continues throughout the property. Whilst our eye is drawn to the open over head gallery and impressive landing that is flooded with natural light from two large roof windows. The hall way is spacious and splits in to directions leading to all of the ground floor space. Looking to the front aspect we find our first two double bedrooms set either die of the staircase, these superb rooms mirror each other in size offering ample double bedroom space and offer versatility in their use depending on individual needs. Adjacent to the left hand bedroom we find the main bathroom fitted with modern white suite offering a bath with shower over, w/c and wash basin set into a vanity storage unit. Tiled walls and flooring complement the space. By the right hand bedroom we find the study offering a superb space to work from home. To the rear of the property the two impressive main living spaces enjoy bi-folding doors opening to the patio and looking onto the garden making the internal and external space flow seamlessly. At over 21.ft both rooms offer un-compromised space centred around family life and entertaining alike. The sitting room boasts a feature wood burning stove bringing a cosy focal point to bright and airy family space whilst in the kitchen a modern range of wall and base units are set against contrasting white granite work surfaces, the sink is set below a window looking onto the garden and we find a fitted oven, hob and extractor. Climbing the stairs we step onto the impressive landing which provides an excellent seating/reading space looking over the open gallery. To our right we find the first of the first floor double bedrooms which enjoys a walk-in-wardrobe whilst to our left the main bedroom enjoys and en-suite shower room with dressing area.







Outside

Approaching the property from Mill Road we are welcomed by the impressive driveway which leads to the front of the house and provides off road parking and turning for up to six vehicles with ease. An area of lawn offers colour and contrast to the drive whilst established hedges frame the side boundaries. A low lying planted bed is filled with lavender and perennial flowers bringing colour and scent as we step up to the front door. A path leads to the side of the property where we pass a large timber shed and step onto the patio. The patio spans the back of the house with both sets of bi-folding doors opening to the space ideal for summer entertaining. A single step passes the raised planted beds to the generous lawn which is enclosed at the rear by timber fences. The plot extends to 0.20 Acre (stms).

Location

The property is situated on the edge of the popular village of Surlingham which offers a village shop with post office, two pubs, sailing club, primary school (Ofsted rating good), a bus service to Framingham Earl High School and regular bus services to Norwich and Loddon. There is also a local shop in nearby Rockland St Mary. The South Norfolk Broads are within easy reach, there are excellent walks in the area and Surlingham Broad and the River Yare are close by giving access to the Broads network. There is an active community with many events organised throughout the year. Loddon is a nearby market town offering further shops and facilities. The Cathedral City of Norwich is 7 miles to the West and provides a full range of cultural and commercial facilities, including a mainline train link to London Liverpool Street (approx. 1hr 54 mins).

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating and hot water.
Solar panel electric feed. Mains electric, water and drainage.
Energy Rating: A

Local Authority:

South Norfolk Council
Tax Band: E
Postcode: NR14 7AE

Tenure

Vacant possession of the freehold will be given upon completion.

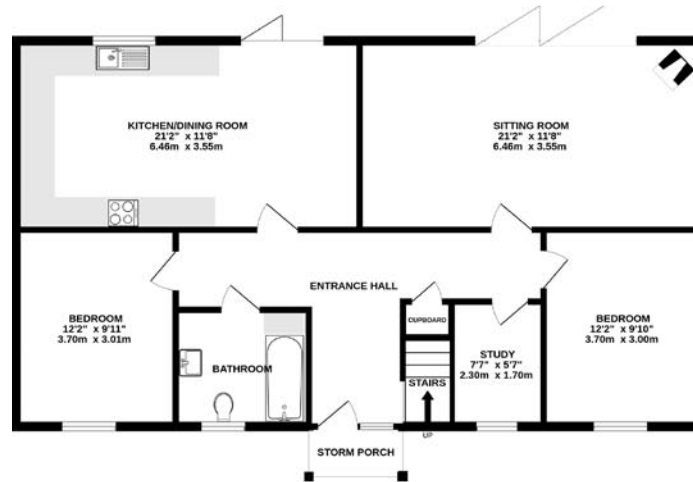
Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

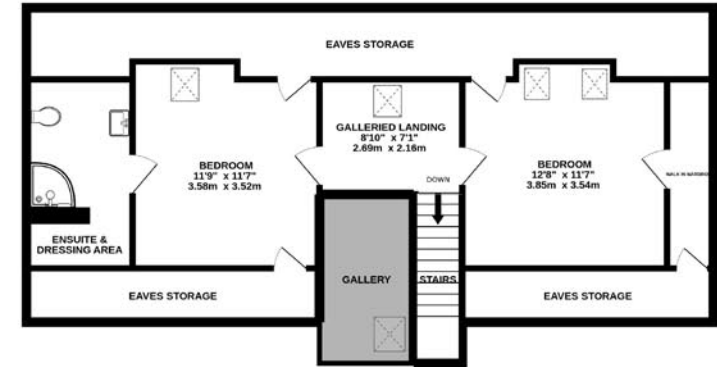
Guide Price: £535,000

CHAIN FREE

GROUND FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 1805 sq.ft. (167.7 sq.m.) approx.

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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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