

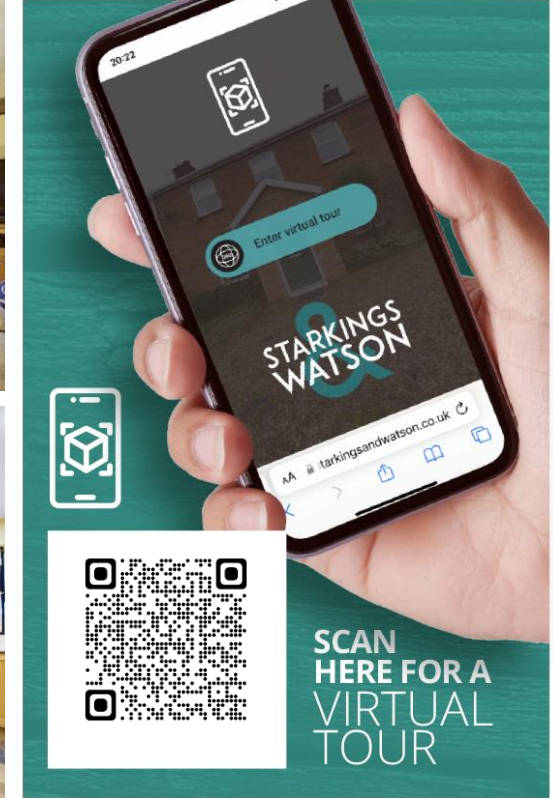
THE LOKE

Strumpshaw, Norwich NR13 4NU

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336556

FOR SALE PROPERTY



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STARKINGS & WATSON

- Fully Renovated Character Home
- Open Plan Living
- Three Reception Rooms
- Annexe Potential or Home Office
- Garden Room with Attractive Views
- Up to Four Bedrooms
- Three Shower Rooms
- Gated Parking & Enclosed Gardens

IN SUMMARY

With over 2200 Sq ft (stms) of accommodation, this RARE CHARACTERFUL detached home dates back to the 1670's and offers a BEAUTIFUL THATCHED SITTING ROOM, and a useful TWO STOREY ANNEXE or additional accommodation to the main property - allowing for at least four bedrooms. TUCKED AWAY in the sought after STRUMPSHAW LOKE, and set behind a GATED ENTRANCE, the garden offers a SOUTH FACING PEACEFUL IDYLL, with various outbuildings. A full PROGRAM OF REFURBISHMENT has been completed, including the new windows and doors, FULL ELECTRICAL CHECK, replacement BOILER, UPGRADED KITCHEN and UTILITY ROOM. The THATCHED ROOF was re-done some eight years prior. Stepping inside, a GRAND ENTRANCE offers a GALLERIED LANDING, with the KITCHEN/BREAKFAST ROOM forming the heart of the home. The main reception rooms lead off, including the STUNNING VAULTED SITTING ROOM with a WOOD BURNER and exposed timber beams.

SETTING THE SCENE

The property is approached via a set of double timber gates, with access through double parking, which leads to a lawned area and sweeping pathway to the front door.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

Tiled flooring, smooth ceiling, door to:

ENTRANCE HALL

Tiled flooring, radiator, uPVC double glazed window to front, solar velux window control, stairs to first floor galleried landing, smooth vaulted ceiling, doors to:

KITCHEN/BREAKFAST ROOM

23' 9" x 11' 5" Max (7.24m x 3.48m) Fitted range of wall and base level units with square edged work surfaces, inset sink and drainer unit with mixer tap, tiled splash backs, inset electric hob and extractor fan over, built-in eye level electric double oven, integrated full height fridge, space for fridge/freezer, space for dishwasher, tiled flooring, space for table, uPVC double glazed window to front and rear, uPVC double glazed French doors to side, doors to:

SITTING ROOM

22' 10" x 12' 11" Max Some Restricted Height (6.96m x 3.94m) Newly fitted cast iron wood burner set within a decorative fire place, fitted carpet, radiator x2, window to front, window to rear, door to front, television point, smooth vaulted ceiling with exposed timber beams, door to:

ANNEXE/SNUG

10' 6" x 8' 10" (3.2m x 2.69m) Feature fire place, fitted carpet, radiator, uPVC double glazed window to front, stairs to first floor landing, smooth ceiling, door to:

INNER HALL

Some Restricted Height Tiled flooring, double glazed door to side, smooth ceiling with loft access hatch, door to:

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with electric shower, tiled walls, wall mounted vanity mirror, tiled flooring, vertical radiator, uPVC double glazed window to rear, smooth ceiling with recessed spotlights.

ANNEXE STAIRS TO FIRST FLOOR

Open plan to:

DOUBLE BEDROOM

13' 6" x 8' 8" Max (4.11m x 2.64m) Feature fire place, fitted carpet, radiator, uPVC double glazed window to front, built-in double wardrobe, smooth ceiling.

INNER HALL

Open plan from the main entrance with tiled flooring, uPVC obscure double glazed window to rear, shower cubicle with thermostat heated shower with tiled walls and flooring, vertical radiator, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under, tiled splash backs, tiled flooring.

SHOWER ROOM

Shower cubicle, uPVC double glazed window to rear, door to inner hallway.

UTILITY ROOM

9' 9" x 6' 1" (2.97m x 1.85m) Fitted range of base level units, inset stainless steel sink and drainer unit with mixer tap, space for washing machine, space for tumble dryer, tiled flooring, uPVC double glazed window to rear, door to study/bedroom.

DINING ROOM

17' 2" x 10' 3" (5.23m x 3.12m) Cast iron wood burner effect electric heater with tiled hearth and timber beam, tiled flooring, radiator, double glazed bi-folding doors to side, smooth ceiling, door to:



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Brundall Office on **01603 336556**



Disclaimer: 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.

Price:



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CONSERVATORY

17' 6" x 8' 11" Max (5.33m x 2.72m) Tiled flooring, radiator, double glazed window to front, double glazed window to side, double glazed bi-folding doors to front, smooth ceiling with glazing and electric sky light, door to:

STUDY/BEDROOM

11' 2" x 9' 0" (3.4m x 2.74m) Tiled flooring, uPVC double glazed door to side, telephone and sky point, smooth coved ceiling, door to utility room.

STAIRS TO FIRST FLOOR GALLERIED LANDING

Fitted carpet, radiator, Solar operated Velux window to front, loft access hatch, doors to:

DOUBLE BEDROOM

21' 9" x 10' 3" Max. Some Restricted Height (6.63m x 3.12m) Fitted carpet, radiator x2, uPVC double glazed window to front, Velux window to rear, uPVC double glazed French doors to balcony, built-in storage cupboard.

BEDROOM/DRESSING ROOM

7' 10" x 8' 4" Some Restricted Height (2.39m x 2.54m) Fitted carpet, radiator, uPVC double glazed window to rear, opening to:

DOUBLE BEDROOM

9' 5" x 9' 0" Some Restricted Height (2.87m x 2.74m) Fitted carpet, radiator, Velux window to rear.

CLOAKROOM

Low level W.C, wood effect flooring, uPVC double glazed window to side.

SHOWER ROOM

Two piece suite comprising wall mounted hand wash basin with storage cupboard under and mixer tap over, walk-in shower with thermostatically controlled shower and glazed shower screen, tiled walls, wall mounted vanity mirror, extractor fan, wood effect flooring, vertical radiator, uPVC double glazed window to front, built-in storage cupboard.

THE GREAT OUTDOORS

The property sits to the side of its plot, with the gardens mainly sweeping around the front and side. A courtyard style rear garden has been used as a utility and washing space, but equally could suit a bistro set for outside dining in the summer months. To the side, steps lead to the lawned garden, with various outbuildings and storage sheds, coupled with an array of mature planting. The lawns sweep around, with various trees, and a sunken patio which leads from the dining room and conservatory bi-folding doors - basking in the summer sun.

OUT & ABOUT

The rarely available village of Strumpshaw lies just east of the larger village of Brundall. With the benefit of local amenities being only a short drive away, Strumpshaw offers stunning rural walks and scenery, with the nearby RSPB Nature Reserve. Easy access can be gained to the A47, local buses stop close by, whilst the neighbouring villages of Brundall and Lingwood also offer railway stations, with trains to Norwich and Great Yarmouth.

FIND US

Postcode : NR13 4NU

What3Words : ///stoooping.that.tracks

VIRTUAL TOUR

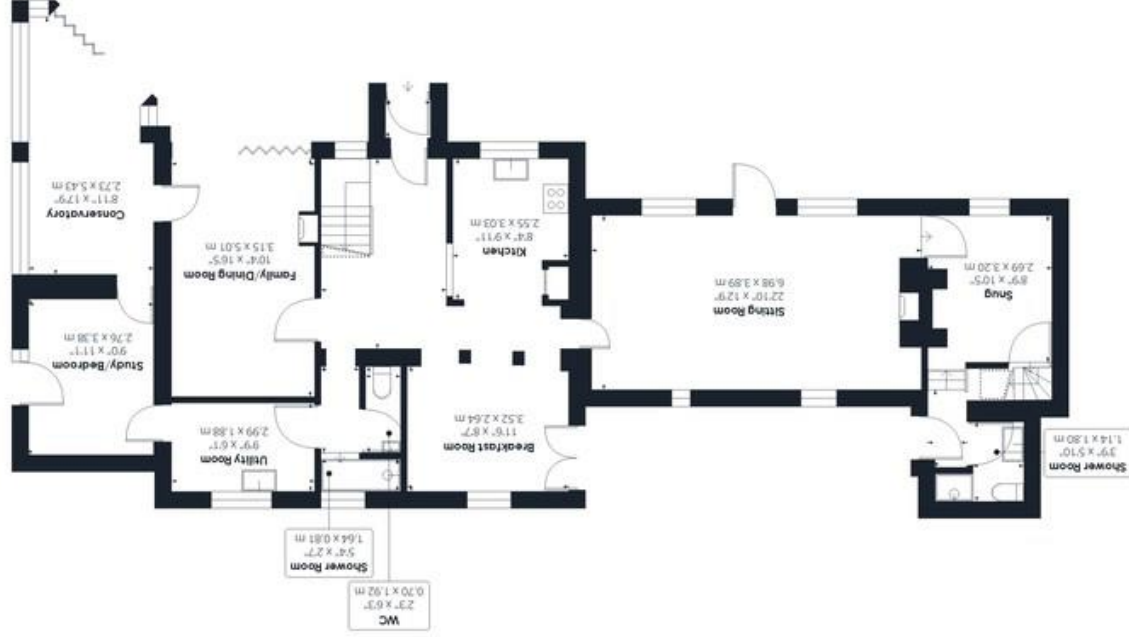
View our virtual tour for a full 360 degree of the interior of the property.



Floor 1



Ground Floor



GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area[™]
1926.69 ft²
178.99 m²
Reduced bedroom
105.71 ft²
9.82 m²