

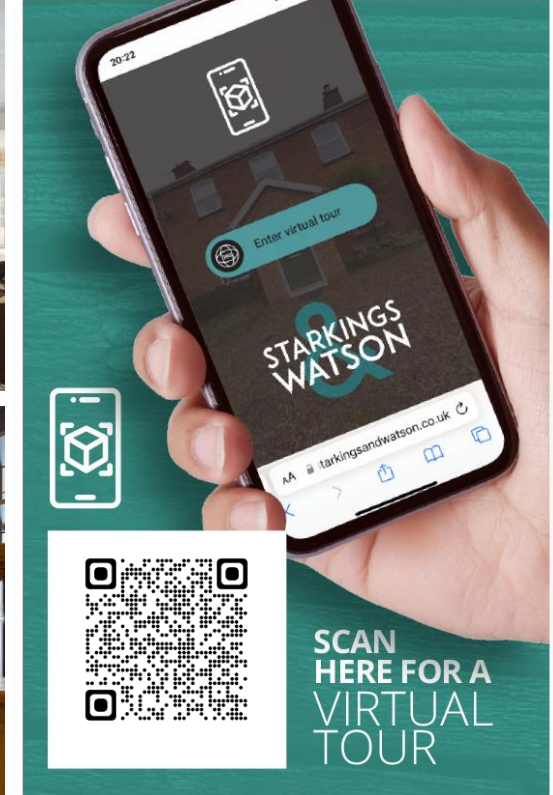
NORWICH ROAD

Strumpshaw, Norwich NR13 4NT

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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- No Chain
- Detached Family Home with Potential
- Approx. 0.57 Acre Plot (stms)
- Matured Gardens with Woodland Feel
- Open Plan Living
- Annexe Potential
- Four Bedrooms
- Ample Parking & Double Garage

NO CHAIN. With a SURPRISING 0.57 ACRE PLOT (stms), this much loved FAMILY HOME overlooks WOODLAND, with the GARDENS stretching back some 400 ft (stms). With EXTENSION and ANNEXE POTENTIAL (stp), the property offers LARGE WINDOWS, good sized rooms and a flexible layout. The porch and hall entrance lead to the cloakroom, 21' OPEN PLAN sitting/dining room, adjacent KITCHEN and the FAMILY ROOM which would be an ideal ANNEXE. The adjacent SHOWER/UTILITY ROOM is extremely versatile and a great addition. Upstairs, a LARGE WIDE LANDING leads to the FOUR DOUBLE BEDROOMS, with a MODERNISED FAMILY BATHROOM which includes a SHOWER CUBICLE. Outside is the real win, with the FRONT GARDENS ensuring the property is set back from the road, and ample parking on the drive to the side, and of course in the DOUBLE GARAGE. A patio leads from the family room, with a feature pond, and steps to the main lawned gardens with OUTBUILDINGS

LOCATION

Situated in a non-estate position on the edge of the village, the property is located in Strumpshaw, East of the City of Norwich. Excellent transport links via Road and Rail can be found within the village. Within walking distance of the property, you can find an abundance of amenities including Village Shop, Post Office, Primary School and Public Houses. The near-by villages of Brundall and Acle offer a more comprehensive range of amenities as well as access to the Norfolk Broads and its extensive range of Leisure and Boating activities.

DIRECTIONS

You may wish to use your Sat-Nav (NR13 4NT), but to help you...Leave Norwich via the A47 heading towards Great Yarmouth. Turn right at the Brundall roundabout entering Brundall. Continue along The Street and around the left hand bend, passing over the mini roundabout. Continue over the mini roundabout and follow through the village of Strumpshaw onto Norwich Road, where the property can be found on your right hand side, indicated by our For Sale board. A more direct route via the network of

country roads can be found.

Set back from the road, a gated hard standing driveway leads to a mature planted front garden with attractive paving. Views across to the adjacent woodland can be enjoyed, whilst the drive continues to the side of the property, and the garage beyond.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

Tiled flooring, uPVC double glazed window to front, uPVC double glazed window to side, door to:

ENTRANCE HALL

Fitted carpet, radiator, obscure glazed window to side, stairs to first floor landing, built-in storage cupboard, covered ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, wood effect flooring, uPVC obscure double glazed window to side, covered ceiling.

SITTING ROOM

18' x 14' 8" Max (5.49m x 4.47m) Gas flame effect fire set within decorative surround and hearth, fitted carpet, radiator x2, uPVC double glazed window to front, uPVC double glazed window to side, television point, covered ceiling, opening to:

DINING ROOM

13' x 10' 5" (3.96m x 3.18m) Fitted carpet, radiator, uPVC double glazed window to side, uPVC double glazed sliding patio door to rear, covered ceiling, door to:

KITCHEN

12' 7" x 10' 4" Max (3.84m x 3.15m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset LPG gas hob and extractor fan over, built-in eye level electric double oven, integrated fridge, space for fridge/freezer, space for dishwasher, wood effect flooring, radiator, uPVC double glazed window to side, covered ceiling, door to entrance hall, door to:

FAMILY ROOM

13' x 9' 9" (3.96m x 2.97m) Fitted carpet, wood effect flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed door to side, television and telephone points, electric fuse box, covered ceiling, door to:



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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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UTILITY/SHOWER ROOM

11' 11" x 4' 8" Max (3.63m x 1.42m) Fitted range of base level units with complementary rolled edge work surfaces, space for washing machine, space for tumble dryer, non slip wet room flooring with underfloor heating, uPVC double glazed door to rear, pedestal hand wash basin, shower area with aqua board, splash backs and electric shower, extractor fan, smooth ceiling with recessed spotlights.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to side, built-in airing cupboard, coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

9' 2" x 8' 9" Max (2.79m x 2.67m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

DOUBLE BEDROOM

11' 11" x 11' 10" Max (3.63m x 3.61m) Fitted carpet, radiator, uPVC double glazed window to front, range of built-in bedroom furniture, coved ceiling.

DOUBLE BEDROOM

12' x 8' 11" Max (3.66m x 2.72m) Fitted carpet, radiator, uPVC double glazed window to side, built-in double wardrobe, coved ceiling.

DOUBLE BEDROOM

11' 11" x 9' 5" Max (3.63m x 2.87m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe, hand wash basin set within vanity unit with storage cupboard, under and tiled splash backs above, coved ceiling.

FAMILY BATHROOM

Four piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath, shower cubicle with electric shower, tiled splash backs, shaver point, wood effect flooring, radiator, uPVC obscure double glazed window to rear, coved ceiling.

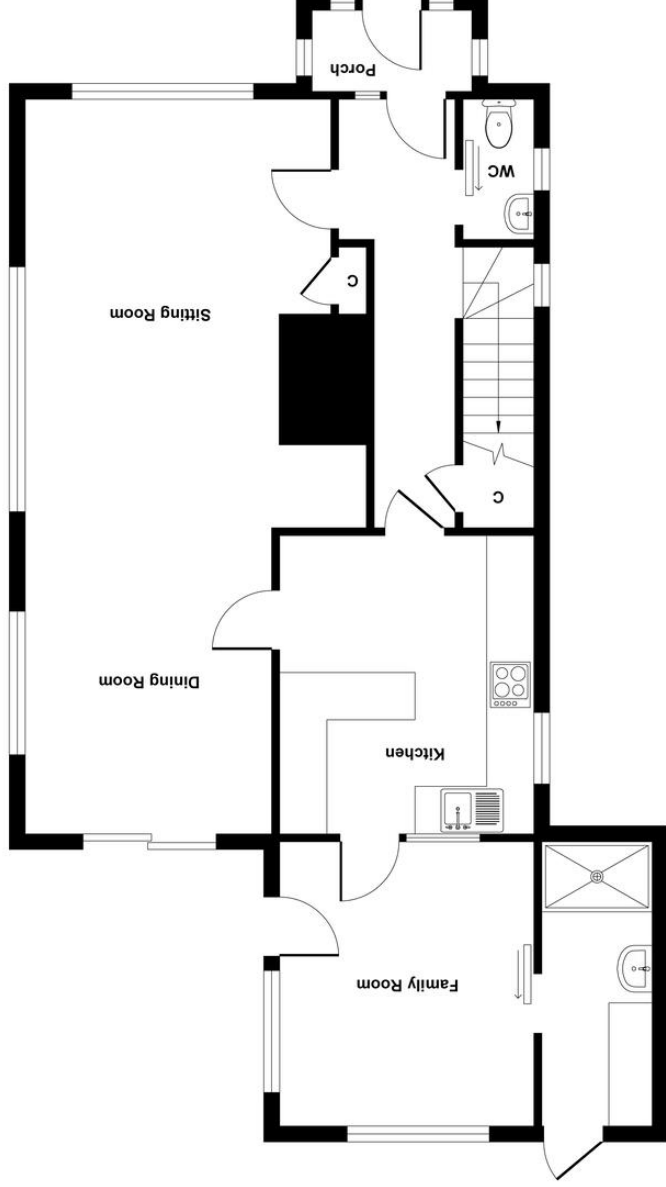
OUTSIDE

Extending some 400 ft (stms), the gardens are a fantastic extension to the living space, with various seating and sheltered spots. To the side of the property, a boiler house and oil tank can be found, with the LPG tanks for cooking adjacent. The patio from the family room is centred around the wildlife pond, with steps leading to the lawns. The gardens stretch as far as the eye can see, with mature planting, trees and shrubs. A working garden and space for fruit can be found, along with various storage sheds.

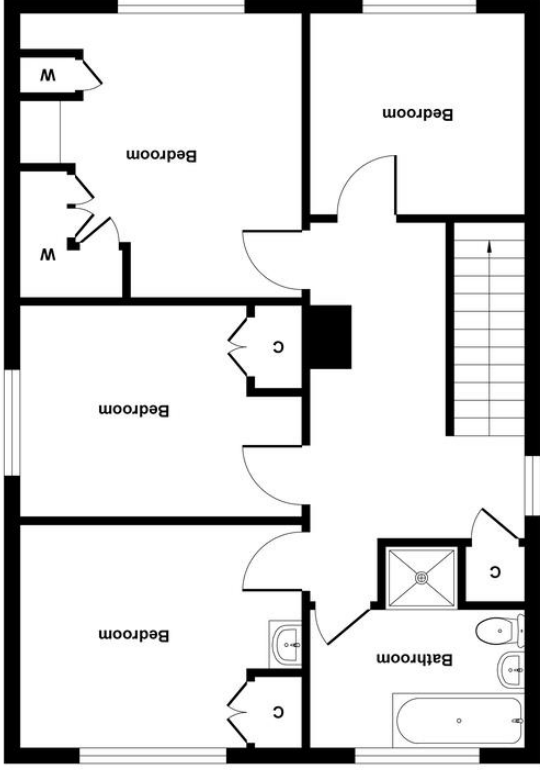
DOUBLE GARAGE

18' 4" x 16' 11" Max (5.59m x 5.16m) Electric roller door to front, uPVC double glazed window to rear x2, uPVC double glazed door to side, power and lighting.

Ground Floor
Approximate Floor Area
884 sq. ft.
(82.12 sq. m)



First Floor
Approximate Floor Area
659 sq. ft.
(61.22 sq. m)



Approx. Gross Internal Floor Area 1543 sq. ft / 143.34 sq. m