



## The Street, Hapton, Norwich (Off the A140)

Guide Price £700,000 - £725,000 Freehold

Energy Efficiency Rating : D

- ✓ Extended Detached House
- ✓ Approx 1.6 Acre Plot (stms)
- ✓ Fenced Paddock & Stables
- ✓ Annexe or Extra Accommodation
- ✓ 2/3 Reception Rooms
- ✓ Kitchen/Dining Room
- ✓ 4/5 Double Bedrooms
- ✓ Double Garage & Private Driveway

To arrange an accompanied viewing please call our Poringland Office on 01508 356456

**STARKINGS  
& WATSON**





With a sweeping tree lined driveway, this sizeable family home and ANNEXE of close to 2000 Sq ft (stms) occupies a plot of some 1.6 Acres (stms). The well tended GARDENS offer a full width Indian SANDSTONE PATIO, leading to FORMAL GARDENS. With the ANNEXE created to the side of the property, a GATED DRIVE now continues to the rear, with a DOUBLE GARAGE and WORKSHOP located beyond. The lawns continue with a NATURAL WILDLIFE POND and FENCED PADDOCK to the far end. The property offers SPACIOUS ROOMS and POTENTIAL to EXTEND (stp), with the HALL ENTRANCE offering storage, and leading to the DUAL ASPECT SITTING ROOM with FEATURE WOOD BURNER, study, cloakroom, and KITCHEN/DINING ROOM with FRENCH DOORS to rear. A side lobby leads to the UTILITY ROOM and ANNEXE. Ideal for MULTI-GENERATIONAL LIVING or INCOME POTENTIAL, the annexe offers a sitting room, KITCHENETTE, bedroom and SHOWER ROOM.

#### LOCATION

Hapton is a rural village located just off the A140, with good access links to Long Stratton and Norwich. With a village primary school and church, this rural setting offers great access to a range of country pursuits and walks, with uninterrupted countryside views. Going across country you can reach Wymondham Town Centre which offers a further range of amenities, including a train station and shopping facilities.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR15 1AD), but to help you...Leave Norwich on the A140, passing Dunston Hall, until you reach the Hempnall roundabout. Take the third exit right, following the road until you reach the village of Hapton.

The property can be found on your left-hand side, before the village school, on the left-hand side.

#### AGENTS NOTE

A public right of way exists on an adjacent pathway which is external to the main garden boundary. The pathway remains under ownership by this property. The pathway has to remain passable. A way-leave agreement is in place for an electricity pole which is located to the right-hand rear boundary.

A newly fitted close board fence leads to the sweeping shingle driveway, with lawned gardens and trees to both sides. Ample parking and turning space is provided, leading to the main property, with gated access to the left, leading to the double garage and workshop. A pedestrian gate can be found to the right, leading to the oil tank.

Obscure double glazed entrance door to:

#### ENTRANCE HALL

15' x 6' 11" (4.57m x 2.11m) Tiled flooring, radiator, thermostat heating control, stairs to first floor landing, built-in storage cupboard, smooth coved ceiling, doors to:

#### SITTING ROOM

18' 11" x 13' 5" Max (5.77m x 4.09m) Cast iron wood burner set within a decorative fire place, fitted carpet, radiator x2, uPVC double glazed window to front, uPVC double glazed window to rear, television point, smooth coved ceiling.







### STUDY

13' 3" x 8' 9" (4.04m x 2.67m) Fitted carpet, radiator, uPVC double glazed window to front, telephone point, smooth coved ceiling.

### CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, tiled flooring, heated towel rail, uPVC obscure double glazed window to side, water softener, coved ceiling.

### KITCHEN/DINING ROOM

21' 4" x 15' Max (6.5m x 4.57m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl ceramic sink and drainer unit with mixer tap, tiled splash backs, central island, space for Range Style electric cooker and extractor fan over, integrated dishwasher, space for American style fridge/freezer, space for dining table, tiled flooring, radiator, uPVC double glazed window to rear, uPVC double glazed French doors to rear, television point, built-in storage cupboard/pantry, smooth coved ceiling, door to:

### SIDE LOBBY

Tiled flooring, radiator, uPVC double glazed door to front, uPVC double glazed door to rear, electric fuse box, cloaks storage space, loft access hatch, doors to:

### ANNEXE SITTING ROOM

17' 9" x 13' Max (5.41m x 3.96m) Tiled flooring, radiator, uPVC double glazed door to side, uPVC double glazed French doors to rear, television point, built-in breakfast bar with integrated fridge under, coved ceiling.

### ANNEXE DOUBLE BEDROOM

7' 7" x 7' 5" (2.31m x 2.26m) Tiled flooring, radiator, uPVC double glazed window to front, coved ceiling.

### ANNEXE SHOWER ROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with electric shower, tiled walls, shaver point, tiled flooring, heated towel rail, uPVC obscure double glazed window to front.

### ANNEXE KITCHEN

5' 10" x 4' 11" Max (1.78m x 1.5m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for electric cooker, tiled flooring, uPVC double glazed window to front.

### UTILITY ROOM

9' 2" x 5' 6" Max (2.79m x 1.68m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for washing machine, space for tumble dryer, tiled flooring, uPVC double glazed window to rear, floor standing oil fired central heating boiler.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to front, smooth coved ceiling with loft access hatch, doors to:

### DOUBLE BEDROOM

12' 3" x 8' 1" (3.73m x 2.46m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, built-in double wardrobe, smooth coved ceiling.











#### **DOUBLE BEDROOM**

8' 11" x 8' 3" (2.72m x 2.51m) Fitted carpet, radiator, uPVC double glazed window to front, built-in double wardrobe, smooth coved ceiling.

#### **FAMILY BATHROOM**

Four piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, free standing bath with mixer shower tap, shower cubicle with thermostatically controlled shower, tiled walls, shaver point, wall mounted vanity mirror with lighting, tiled flooring, heated towel rail, uPVC obscure double glazed window to front, built-in double airing cupboard, smooth coved ceiling.

#### **DOUBLE BEDROOM**

15' 5" x 10' 4" (4.7m x 3.15m) Fitted carpet, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, built-in wardrobe, built-in double wardrobe, coved ceiling, door to:

#### **EN SUITE**

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, tiled walls, shaver point, wall mounted vanity mirror with lighting, tiled flooring, heated towel rail, uPVC obscure double glazed window to side, smooth coved ceiling.

#### **DOUBLE BEDROOM**

11' 10" x 11' 6" Max (3.61m x 3.51m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe, smooth coved ceiling.

#### **OUTSIDE**

Occupying a plot of some 1.6 acres (stms), the gardens offer a mixture of formal, working and wildlife gardens. Leading front the kitchen, a raised Indian sandstone patio extends to the full width of the house, with ample space to dine alfresco, with an outside tap and steps leading to the main lawns. A shingle pathway leads to the garaging, with well planted borders offering an array of planting. The double garage offers storage and parking, with a workshop, further sheds and green house. A further lawn, with trees and a mixture of fruit bearing trees lead to a large natural wildlife pond, which offers a great space to sit and enjoy the visiting wildlife. A bridge leads to the rear paddock, with a stable and storage building.

#### **GARAGE**

17' 5" x 17' 3" Max (5.31m x 5.26m) Up and over door to front x2, window to side x2, door to side, storage above, power and lighting.

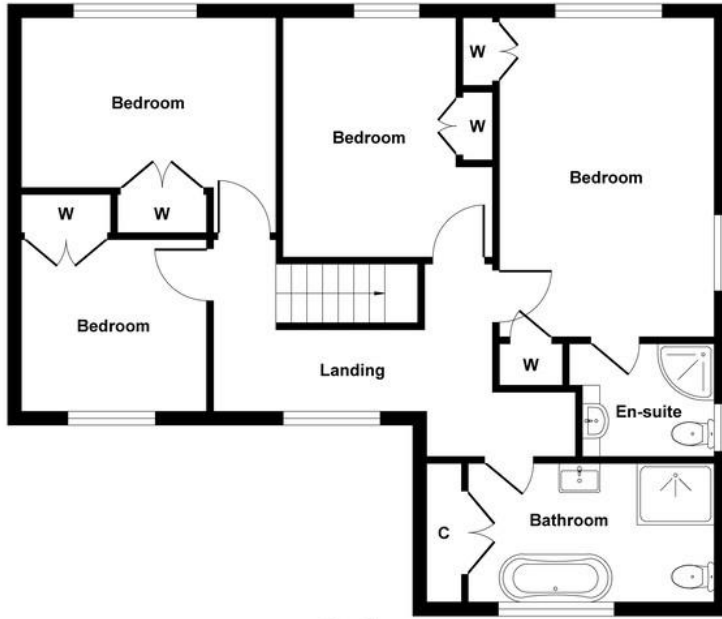
#### **WORKSHOP**

22' 6" x 12' 5" (6.86m x 3.78m) Double doors to front, door to side, windows to side and rear x4, power and lighting.









First Floor  
Approximate Floor Area  
757 sq. ft  
(70.32 sq. m)



Ground Floor  
Approximate Floor Area  
1195 sq. ft  
(111.01 sq. m)

Approx. Gross Internal Floor Area 1952 sq. ft / 181.33 sq. m



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

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