



Claxton Mill, Claxton, Norwich

Guide Price £725,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Detached 3000 Sq-ft Family Home (stms)
- ✓ Three Reception Rooms
- ✓ Approx. 1/2 Acre Plot (stms)
- ✓ Up to Six Bedrooms
- ✓ Double Garage & Electric Car Charger
- ✓ Two En Suites & Family Bathroom
- ✓ Brick Built Plant Room/Workshop
- ✓ Backing onto Marshland & Stream

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

**STARKINGS
& WATSON**



NO CHAIN. With OVER 3000 Sq ft (stms) of accommodation and a PLOT of approximately 0.5 ACRES (stms), this DETACHED BARN STYLE PROPERTY occupies a small community of similar homes, in the rural village of Claxton, BETWEEN LODDON and NORWICH. Backing onto MARSHLAND with a STREAM running at the bottom of the garden, an ARRAY of COUNTRYSIDE WALKS can be found on the door step. This sizeable home offers RE-DECORATED ACCOMMODATION which is a FANTASTIC SIZE with a versatile layout, FLOODED with NATURAL LIGHT, with LARGE WINDOWS throughout the properties design. Internally a hall entrance leads to the FAMILY ROOM with FRENCH DOORS to rear, and doors to the main dual aspect sitting room, bedroom/study with EN SUITE SHOWER ROOM and walk-in storage cupboard. The KITCHEN offers an EXTENDED LAYOUT with the DINING ROOM open plan, and utility room adjacent. Upstairs, FIVE DOUBLE BEDROOMS lead off the landing, with an EN SUITE and family bathroom.

LOCATION

The attractive and unspoilt village of Claxton lies approximately eight miles to the south of the city of Norwich and is surrounded by attractive countryside, with bridleways and walks. There is a local shop in the nearby village of Rockland St Mary and a much wider range of amenities in Loddon including a food store, newsagents, and various take-away food outlets. Loddon also has three schools including Loddon Infant and Nursery, Junior and High Schools. Langley Independent School is just to the north of the town. The property is very well placed for

easy access to the city and southern bypass. The village is also well placed for easy access to the River Yare and the South Norfolk Broads.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 7UG), but to help you...Leave Norwich via the A146 Trowse bypass and turn left at the last set of traffic lights at the top of the Trowse bypass into Kirby Road, following the signs to Surlingham, Bramerton and Rockland St Mary. Continue through the villages of Bramerton and Rockland St Mary and into the village of Claxton. Turn left onto Mill Lane, and right onto Claxton Mill, where the property can be found on the right hand side.

AGENTS NOTE

Charges payable to the Management Company for the maintenance of the development and septic tank are charged at approximately £450 PA.

The property is approached via a spacious gravel driveway with mature borders and brick boundary wall leading to the main property. Ample parking is provided, with an exterior electric car charger, side gated access, and access to the garage and plant room.

Entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, door to:



FAMILY ROOM

22' 7" x 19' 7" Max (6.88m x 5.97m) Fitted carpet, radiator, double glazed window to rear, double glazed door to rear, television and telephone points, stairs to first floor landing, smooth covered ceiling, doors to:

KITCHEN/BREAKFAST ROOM

15' 7" x 11' Max (4.75m x 3.35m) Fitted range of base level units with complementary rolled edge work surfaces and inset one and a half bowl ceramic sink and drainer unit with mixer tap, space for Range Style electric or LPG gas cooker and extractor fan over, space for American style fridge/freezer, integrated microwave, tiled flooring, double glazed window to rear, smooth covered ceiling with recessed spotlights, opening to:

DINING ROOM

14' 4" x 12' 3" (4.37m x 3.73m) Tiled flooring, radiator, double glazed window to side, double glazed windows and French doors to rear, velux window to rear x2, vaulted ceiling, doors to:

ENTRANCE PORCH

Tiled flooring, radiator, double glazed door to front, smooth covered ceiling.

UTILITY ROOM

14' 9" x 5' 5" Max (4.5m x 1.65m) Fitted range of wall and base level units with and inset stainless steel sink and drainer unit, space for dishwasher, space for washing machine, tiled flooring, radiator, double glazed window to front, built-in storage cupboard, smooth covered ceiling.

STUDY/BEDROOM

14' 6" x 9' 9" (4.42m x 2.97m) Fitted carpet, radiator, double glazed window to front, television and telephone points, smooth coved ceiling, door to:

EN SUITE JACK & JILL 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, extractor fan, tiled flooring, radiator, obscure double glazed window to front, door to:

INNER HALL/STORAGE

Fitted carpet, smooth coved ceiling, door to family room.

SITTING ROOM

21' 7" x 16' 7" Max (6.58m x 5.05m) Feature fire place, fitted carpet, radiator, double glazed window to front, double glazed windows and French door to rear, smooth coved ceiling.

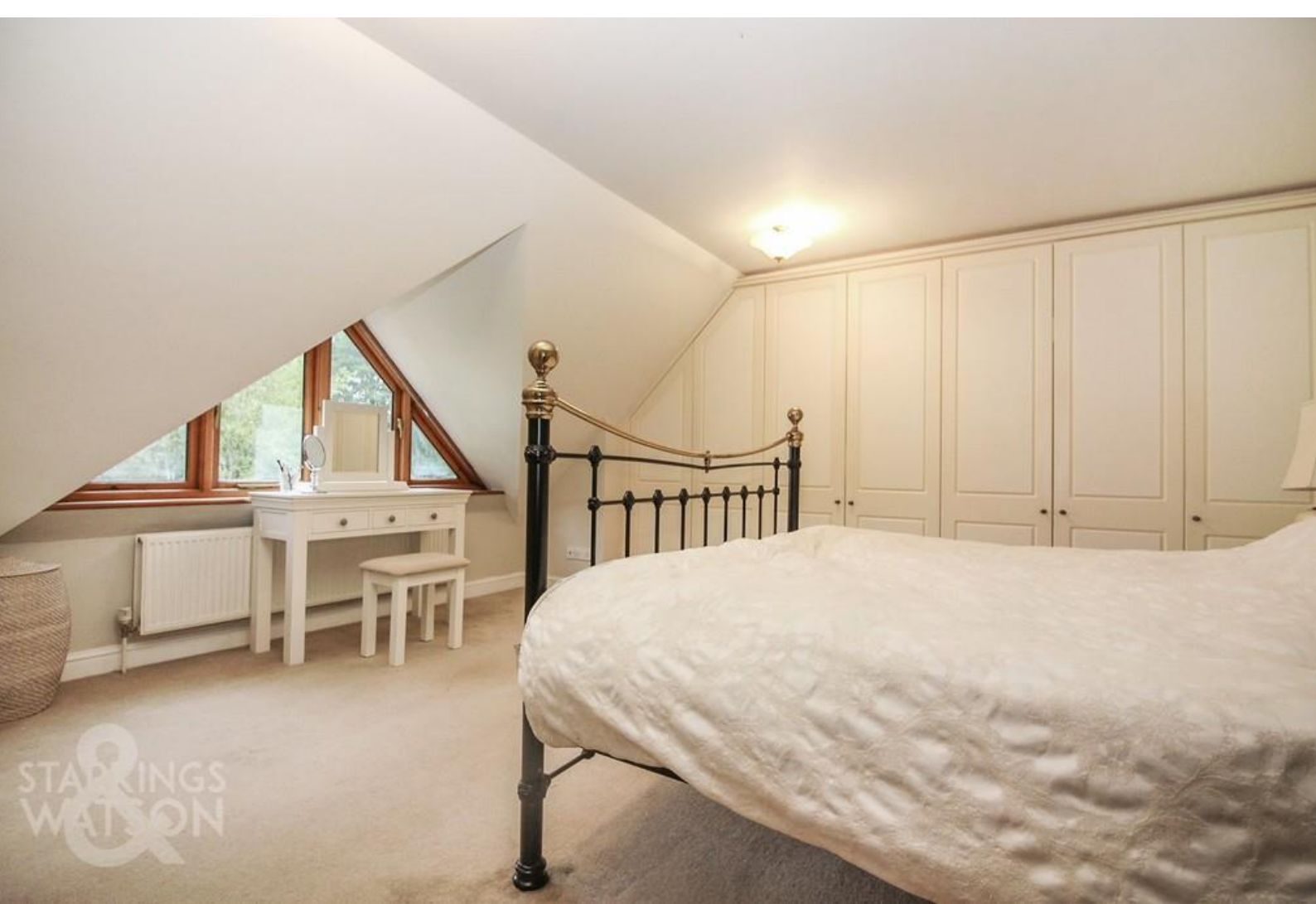
STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, velux window to front x2, built-in storage cupboard, built-in airing cupboard, doors to:

DOUBLE BEDROOM

16' 1" x 10' Max (Some Restricted Height) (4.9m x 3.05m) Fitted carpet, radiator, double glazed window to front, built-in storage cupboard, smooth ceiling.







DOUBLE BEDROOM

15' 1" x 14' 1" Max (Some Restricted Height) (4.6m x 4.29m) Fitted carpet, radiator, double glazed window to rear, range of built-in bedroom furniture, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C with hidden cistern, pedestal hand wash basin and mixer tap over, walk-in shower with thermostatically controlled shower, tiled walls, extractor fan, tiled flooring, radiator, velux window to rear, smooth ceiling.

DOUBLE BEDROOM

11' 4" x 10' 3" (3.45m x 3.12m) Fitted carpet, radiator, double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

15' 7" x 13' 9" Max (Some Restricted Height) (4.75m x 4.19m) Wood effect flooring, radiator, double glazed window to rear, television point, smooth ceiling.

DOUBLE BEDROOM

13' x 12' 10" Max (Some Restricted Height) (3.96m x 3.91m) Wood effect flooring, radiator, double glazed window to front, television point, smooth ceiling.

FAMILY BATHROOM

Four piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer tap, shower cubicle with thermostatically

controlled rainfall shower and glazed shower screen, tiled walls, wall mounted vanity mirror, wood effect flooring, heated towel rail, double glazed window to front, smooth ceiling.

OUTSIDE

The property occupies a plot which extends to approximately 1/2 acre (stms). Heading outside, a patio sweeps across the rear of the property, with lawns leading as far as the eye can see. Mature hedging, shrubs, trees and planted borders can be found to both sides, offering total seclusion and privacy, whilst a feature wildlife pond is also located to the rear. A storage area can be found to one side, with gated access to front. Steps lead to a raised above ground heated pool which is located to the rear with timber decking and a salt water filtration system. The garden continues to a gated section, where a stream runs along the far rear boundary creating an additional part of this idyllic plot.

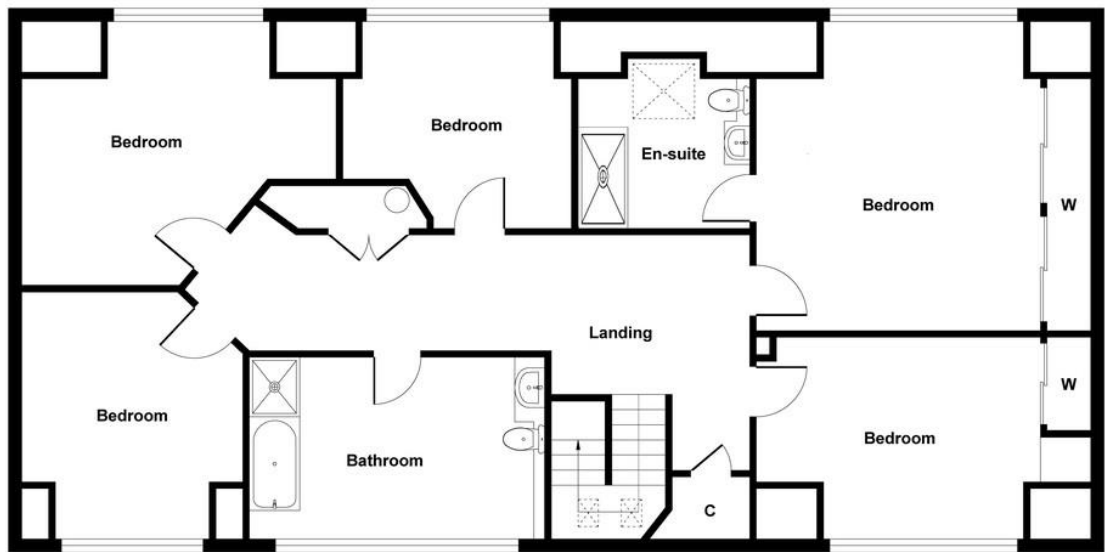
PLANT ROOM/WORKSHOP

16' 10" x 7' 10" (5.13m x 2.39m) Window to side, door to front and side, floor standing oil fired central heating boiler.

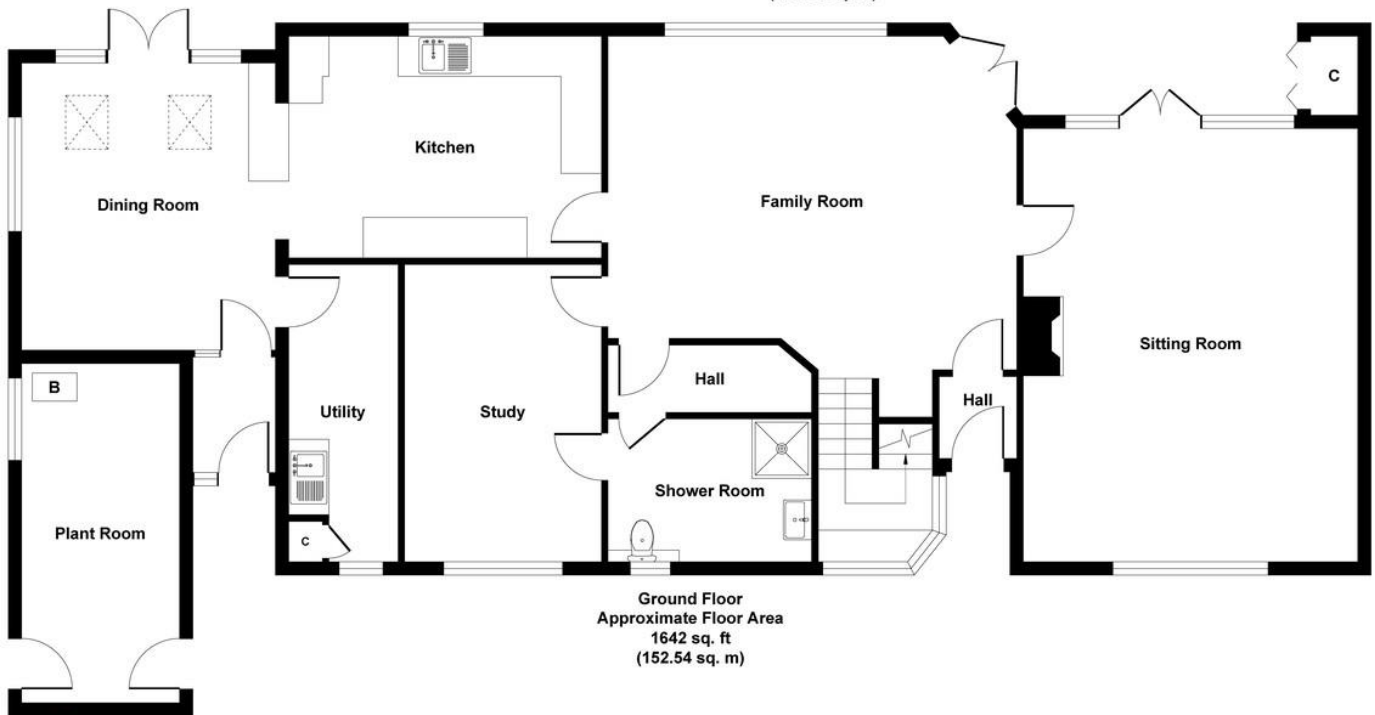
DOUBLE GARAGE

20' 11" x 20' 4" (6.38m x 6.2m) Electric up and over door to front, storage above, power and lighting.





First Floor
 Approximate Floor Area
 1360 sq. ft
 (126.34 sq. m)



Ground Floor
 Approximate Floor Area
 1642 sq. ft
 (152.54 sq. m)



Approx. Gross Internal Floor Area 3002 sq. ft / 278.88 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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