



The Street, Norton Subcourse, Norwich

Guide Price £400,000 - £425,000 Freehold

Energy Efficiency Rating : E

- ✓ No Chain
- ✓ Potential to Update & Modernise (stp)
- ✓ Two Reception Rooms
- ✓ Kitchen & Utility Room
- ✓ Shower Room & Cloakroom
- ✓ Three/Four Bedrooms
- ✓ Double Garage & Parking
- ✓ Various Outbuildings

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

**STARKINGS
&
WATSON**



NO CHAIN. This DETACHED COTTAGE occupies a 0.28 ACRE PLOT (stms), with an ARRAY of OUTBUILDINGS, DOUBLE GARAGE, and HUGE POTENTIAL to UPDATE and modernise (stp). Siding onto The Street, the parking can be found to front, along with the garaging, ideal to consider converting the garage. The GARDENS continue down, with various enclosed sections, and a huge number of outbuildings. The accommodation offers CHARACTER FEATURES and POTENTIAL, with the hall entrance leading to the 16' SITTING ROOM with storage and the conservatory beyond. The dining room leads to a useful utility room, front porch and KITCHEN with pantry. The rear hall leads to the cloakroom and SHOWER ROOM. Heading upstairs, THREE BEDROOMS lead off the landing, including the 16' DUAL ASPECT MAIN BEDROOM, and two bedrooms which interconnect. A building plot or further gardens are located adjacent to the property, and is available by separate negotiation.

LOCATION

Norton Subcourse is a small rural village located South East of Norwich within close proximity to the larger village of Loddon and Market Town of Beccles. Surrounded by open countryside and spectacular walks all year round, the neighbouring village of Thurlton boasts a local shop, public house and primary schooling. Regular bus and excellent road links provide easy access to the nearby villages, Norwich City Centre and across to Haddiscoe/St Olaves for boating on the Norfolk Broads.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 6RS), but to help....Leave Norwich on the A146 passing through Thurton and past Loddon. After a short distance turn immediately left after the BP petrol station at the roundabout onto Yarmouth Road and into the village of Hales. Proceed through this village and after a few miles turn left into Beccles Road signposted to Thurlton and Reedham Ferry. Follow this road into the village, and around the tight left corner. At the next tight right hand turn, bear left and turn immediately left onto The Street, where the property can be found on the left hand side, indicated by our For Sale board.

AGENTS NOTE

Potential buyers should be aware the neighbouring land has planning permission for the erection of a detached bungalow. This land is available to purchase by separate negotiation.

The property is approached through gated access which opens onto a mature cottage style garden with a paved driveway, with access to double garage and lean to.

Entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, stairs to first floor landing, built-in storage cupboard, doors to:



SITTING ROOM

13' 7" x 16' 11" Max (Some Restricted Height) (4.75m x 5.16m) Electric flame effect fire set within decorative surround and hearth, fitted carpet, radiator, window to front, television point, built-in storage cupboard with exposed timber beams, door to:

CONSERVATORY

13' 2" x 8' 6" Max (4.01m x 2.59m) Tiled flooring, radiator, double glazed window to side, double glazed window to rear, double glazed door to side.

DINING ROOM

10' 7" x 9' 10" Max. (Some Restricted Height.) (3.23m x 3m) Feature fire place, fitted carpet, radiator, window to front, built-in storage cupboard, door to inner hall, door to:

UTILITY ROOM

8' 6" x 8' 5" (2.59m x 2.57m) Fitted range of wall and base level units with complementary rolled edge work surfaces, space for washing machine, fitted carpet, wall mounted oil fired central heating boiler.

INNER HALL

Wood effect flooring, radiator, smooth ceiling, doors to:

FRONT PORCH

Tiled flooring, radiator, window to front, window to side, door to side, space for fridge freezer, space for dishwasher, counter top with rounded edges.

KITCHEN

9' 7" x 6' 6" (2.92m x 1.98m) 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, space for electric cooker, wood effect flooring, uPVC double glazed window to side, built-in pantry cupboard, door to:

REAR HALL

Wood effect flooring, radiator, uPVC double glazed window to rear and loft access hatch, doors to:

CLOAKROOM

Low level W.C, wood effect flooring, uPVC double glazed window to rear, smooth ceiling.

SHOWER ROOM

Two piece suite comprising wall mounted hand wash basin with storage cupboard under, walk-in electric shower, aqua board splash backs, wood effect flooring, radiator, uPVC double glazed window to rear, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, window to rear, doors to:

DOUBLE BEDROOM

16' 11" x 12' 9" Max (5.16m x 3.89m) Fitted carpet, window to front, window to rear, range of built-in bedroom furniture, low level WC, potential for shower.







DOUBLE BEDROOM

11' 8" x 8' 2" (Some Restricted Height) (3.56m x 2.49m)
Fitted carpet, radiator, window to rear, built-in storage cupboard.

BEDROOM

9' 8" x 3' (Some Restricted Height) (2.95m x 0.91m) Fitted carpet, radiator, window to front, door to:

BEDROOM

11' 4" x 8' 1" Max (Some Restricted Height) (3.45m x 2.46m) Fitted carpet, radiator, window to front, built-in storage cupboard.

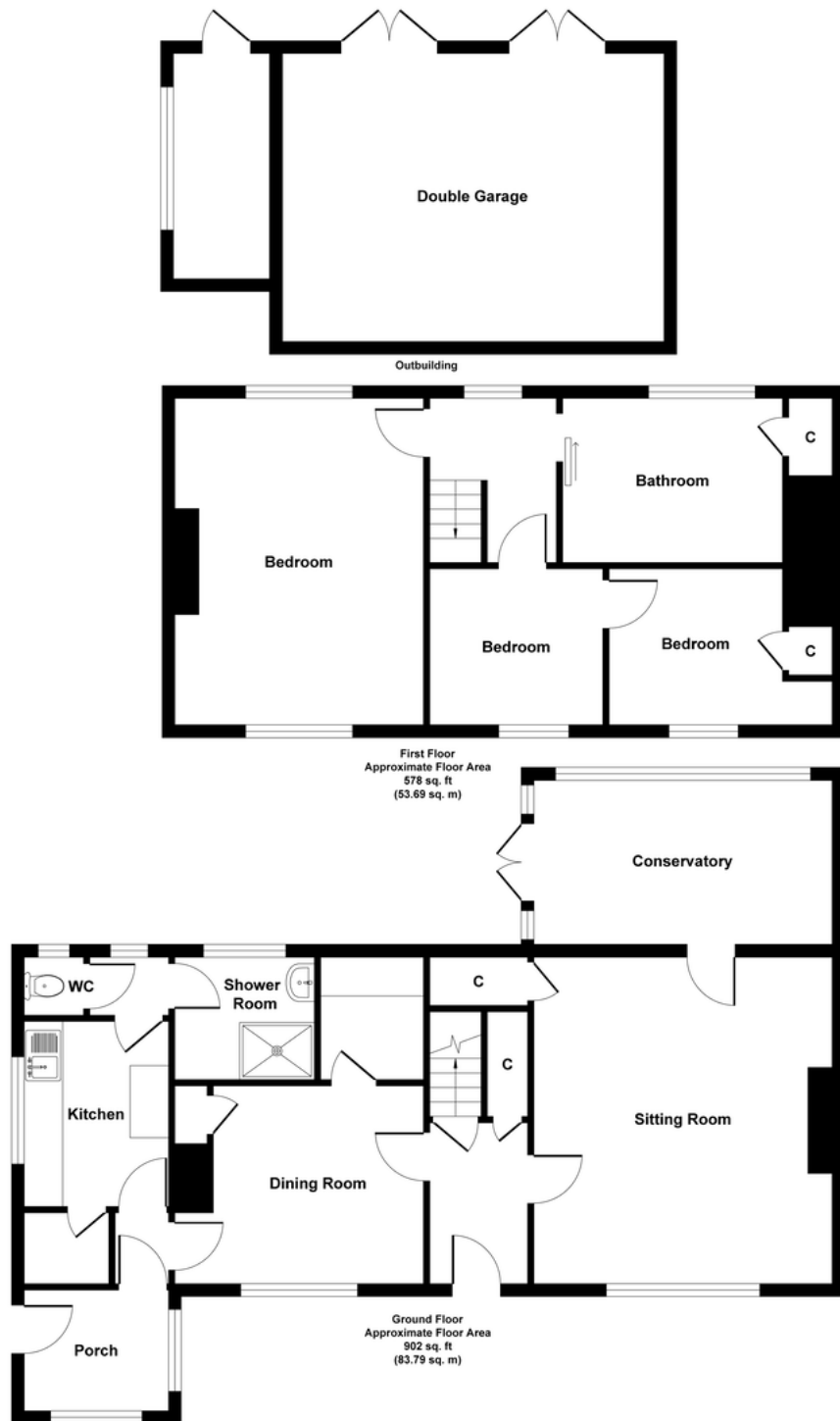
OUTSIDE

Occupying a 0.28 acre plot (stms), the property sides onto the road, with a cottage style front garden and gated driveway, which in turn leads to the double garage and lean to storage, with covered storage opposite. Heading to the side, two storage sheds can be found, with a rear courtyard offering a fantastic summer retreat adjacent to the conservatory. The garden is split into two key sections, one being with a pond and green house, and the other the main lawned garden. An outside water supply and oil tank can be found, whilst a range of outbuildings can be found offering potential for conversion or storage (stp).

DOUBLE GARAGE

19' 10" x 14' 11" (6.05m x 4.55m) Double doors to front x2, storage above, power and lighting.





First Floor
Approximate Floor Area
578 sq. ft
(53.69 sq. m)

Ground Floor
Approximate Floor Area
902 sq. ft
(83.79 sq. m)

STARKINGS & WATSON Approx. Gross Internal Floor Area 1480 sq. ft / 137.49 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