

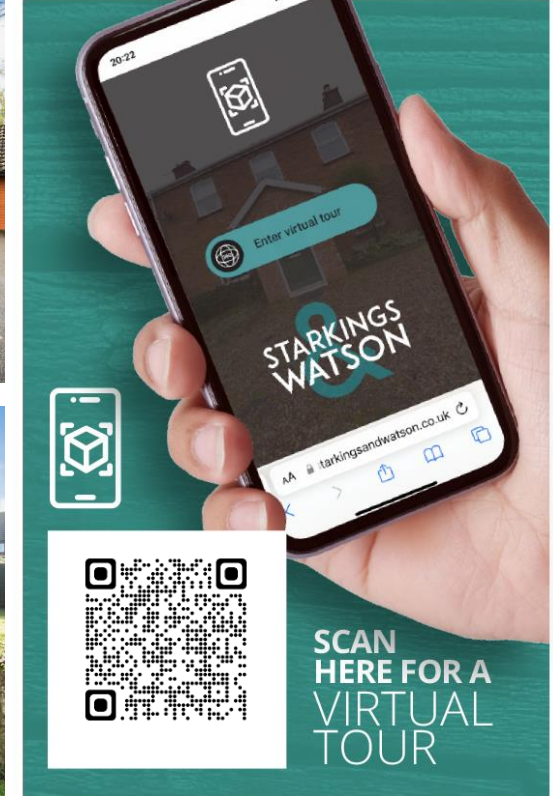
BEECH DRIVE

Strumpshaw, Norwich NR13 4AF

Freehold | Energy Efficiency Rating : E

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STARKINGS & WATSON

- Detached Family Home
- Approx. 1/3 Acre Plot (stms)
- Updated & Modernised Interior
- New Wood Work & Internal Doors
- Sitting Room with Wood Burner
- Study & Dining Room
- Kitchen/Breakfast Room
- Four Bedrooms

This SUBSTANTIAL DETACHED HOME occupies a NON-ESTATE POSITION, with a SOUTH WESTERLY PLOT of approximately 1/3 ACRE (stms), whilst being located in a NON-ESTATE SETTING. Having BEEN UPDATED and MODERNISED, new FLOORING, BATHROOMS, wood burner, WINDOWS and DOORS have been installed. A stunning ENTRANCE HALL offers a mix of GLAZING and HAND CRAFTED WOOD WORK to create a CONTEMPORARY and WARM FINISH - with a beautiful set of stairs. The VERSATILE LAYOUT includes THREE RECEPTION ROOMS - a sitting room with WOOD BURNER, study and dining room. Storage is built-in, with a CLOAKROOM adjacent. The KITCHEN/BREAKFAST ROOM is OPEN PLAN, with a utility room and INTEGRAL DOUBLE GARAGE - offering further potential. Heading UPSTAIRS, four bedrooms lead off the landing, including an EN SUITE to the main bedroom, and a family BATHROOM. Leading from the kitchen, a NEWLY LAID PATIO extends, providing the ideal entertaining space, whilst the rear gardens are predominantly laid to lawn.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR13 4AF), but to help you...Leave Norwich on the A47 heading towards Great Yarmouth. At the Brundall/Blofield roundabout take the first exit straight, continuing on the A47. Bear right signposted Lingwood/Strumpshaw before the road becomes a single carriageway. Turn immediately left, following the road to the cross-roads, continuing straight across onto Hemblington Road over the humpback bridge. At the junction take a left turn onto Norwich Road and the first left onto Beech Drive, where the property can be found on your left hand side.

AGENTS NOTE

Please note the property is on a private septic tank sewerage system.

The property is approached via a hard-standing driveway providing ample off-road parking for several vehicles with access leading to the main property, adjacent double garage and mature lawned front gardens.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

Tiled flooring, uPVC double glazed full height windows to front, coved ceiling, door to:

RECEPTION HALL

Wood effect flooring, radiator, stairs to first floor landing with storage cupboard under, thermostat heating control, cloaks storage cupboard, telephone point, coved ceiling, doors to:

STUDY

12' x 7' 9" (3.66m x 2.36m) Wood effect flooring, radiator, uPVC double glazed window to front, coved ceiling.

SITTING ROOM

20' 6" x 12' 1" (6.25m x 3.68m) Central wood-burning stove with wood effect flooring, radiator x2, uPVC double glazed window to side, double glazed French doors to rear garden, television and telephone point, coved ceiling.

CLOAKROOM

Modern white two piece suite comprising low level W.C., pedestal hand-wash basin with mixer tap, tiled splash-back, Wood effect flooring, radiator, coved ceiling with extractor fan.

KITCHEN/DINING ROOM

17' 6" x 16' 9" Max (5.33m x 5.11m) Modern fitted range of wall and base level units with complementary rolled edged work surfaces, and inset stainless steel sink and drainer unit with mixer tap over, tiled splash-backs, inset electric ceramic hob with extractor fan, built in eye-level electric double oven, Karndean flooring, space for 'American' style fridge/freezer and dishwasher, built-in wine rack, floor standing oil fired central heating boiler, radiator, telephone point, uPVC double glazed window to rear offering garden views, uPVC double glazed French doors to rear garden, under cupboard lighting, space for dining table, coved ceiling, door to:

UTILITY ROOM

16' 9" x 6' 3" Max (L-Shaped) (5.11m x 1.91m) An open plan space with split level flooring, providing a boot room area and utility space with a fitted range of base level units with complementary rolled edged work surfaces and inset stainless steel sink and drainer unit with mixer tap over, tiled splash-backs, space for washing machine, tiled flooring, radiator, uPVC obscure double glazed door to front, door to garage.



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DINING ROOM

10' 5" x 8' 11" (3.18m x 2.72m) Wood effect flooring, radiator, dual aspect uPVC double glazed window to front and side, television point, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to front, built-in airing cupboard housing hot water tank and storage shelving, coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

14' 3" x 9' 5" (4.34m x 2.87m) Fitted carpet, radiator, uPVC double glazed window to front, television point, built in double wardrobe with sliding doors, coved ceiling.

DOUBLE BEDROOM

12' 5" x 10' 8" Max (3.78m x 3.18m) Fitted carpet, radiator, uPVC double glazed dual aspect windows to side and rear, television and telephone point, coved ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C., hand-wash basin set within vanity unit, shower cubicle with thermostatically controlled shower over, tiled splash-backs and flooring, radiator, uPVC obscure double glazed window to rear, coved ceiling, shaver light.

FAMILY BATHROOM

Modern white three piece suite comprising low level W.C., hand-wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer tap, thermostatically controlled shower and glazed shower screen over, tiled walls and flooring, heated towel rail, shaver light, uPVC obscure double glazed window to rear, coved ceiling.

BEDROOM

10' 7" x 7' 5" (3.23m x 2.26m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

BEDROOM

9' 5" x 8' 11" (2.87m x 2.72m) Fitted carpet, radiator, uPVC double glazed dual aspect windows to front and side, coved ceiling.

OUTSIDE

Leaving from the kitchen/dining room is a fully enclosed landscaped lawned garden approaching approximately 1/3rd acre (stms). A hard-standing patio extends from the main kitchen and reception rooms - providing the perfect space for entertaining and alfresco dining, whilst enjoying a south-westerly aspect. Gated access can be found to the side of the property whilst the garden opens up with mature hedging to both sides and a variety of mature shrubbery and trees.

DOUBLE GARAGE

17' x 16' 11" (5.18m x 5.16m) Up and over door to front x2, uPVC obscure double glazed door to rear, space for tumble dryer, storage above, electric fuse box, power and light.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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Ground Floor Area
1032 sq. ft
(95.87 sq. m)



Approx. Gross Internal Floor Area 1683 sq. ft / 156.34 sq. m

First Floor Area
651 sq. ft
(60.47 sq. m)

