



Elderton Lane, Antingham, North Walsham

Guide Price £485,000 Freehold

Energy Efficiency Rating : D

- ✓ Substantial Detached Chalet
- ✓ Mature Landscaped Gardens
- ✓ Adjacent to Open Farmland
- ✓ Re-fitted 22' Kitchen
- ✓ Beautiful 20' Conservatory
- ✓ Flexible Layout
- ✓ Up to 5 Bedrooms
- ✓ 36' First Floor Bedroom & En Suite

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





This SPACIOUS RANCH STYLE CHALET BUNGALOW is located on the fringe of Antingham - between NORTH WALSHAM and CROMER, with over 1700 Sq ft (stms) of accommodation, and a PLOT of some 0.17 ACRES (stms) - siding onto OPEN FIELDS. The property has been BEAUTIFULLY MAINTAINED with new WINDOWS and WOOD BURNER, offering a HIGHLY FLEXIBLE LAYOUT, with GARDENS to the rear! A welcoming RECEPTION HALL greets you, with your eyes immediately drawn to the 22' KITCHEN/BREAKFAST ROOM. Having been re-fitted, a set of CONTEMPORARY bi-folding DOORS and WINDOW lead to the 20' CONSERVATORY which truly brings the garden inside! This fantastic RECEPTION SPACE is any ENTERTAINERS DREAM! Further accommodation includes the utility room, sitting room with WOOD BURNER, FIVE BEDROOMS in total including two en suites, and the 36' FIRST FLOOR BEDROOM with space for a further reception area, and another EN SUITE bathroom. Off road parking for several vehicles can be found, with the INTEGRAL GARAGE.

LOCATION

The rural village of Antingham is approximately two miles north-west of the town of North Walsham, a thriving North Norfolk market town offering a range of shopping facilities, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities. The neighbouring village of Southrepps has a railway station, which provides regular services on the Norwich to Sheringham line, great for commuters, whilst Antingham

boasts the Gunton Arms gastro pub and a range of rural walks.

DIRECTIONS

You may wish to use your Sat-Nav (NR28 0NR), but to help....From North Walsham take the A149 north towards Cromer. After about two miles turn right signposted Antingham and Lower Southrepps. Continue over the level crossing, turning left onto Elderton Lane, where the property can be found on your right hand side, indicated by our For Sale board.

With a shingled frontage, ample off road parking can be found to front, with an integral garage, and open fronted timber veranda.

Double glazed entrance door to:

RECEPTION HALL

This welcoming space offers a marble effect tiled flooring, radiator x2, wall lighting, built-in double airing cupboard housing hot water tank and storage shelving, doors to:

SITTING ROOM

17' 8" x 11' 3" Max (5.38m x 3.43m) Feature cast iron multi-fuel burner with timber mantle piece and slate tiled hearth, fitted carpet, radiator, double glazed window to front x2, wall lighting, television point, smooth coved ceiling.



KITCHEN/BREAKFAST ROOM

22' 4" x 10' 8" Max (6.81m x 3.25m) This re-fitted modern range of base level units offers an attractive centrepiece with tiled work surfaces, ceramic sink and drainer unit with mixer tap, tiled splash backs, space for 'Range' style LPG gas cooker, wood effect flooring, integrated dishwasher, space for dresser units and dining table, radiator, uPVC double glazed bi-folding doors to conservatory, uPVC double glazed bi-folding window to conservatory, smooth coved ceiling, door to first floor stairs, door to:

UTILITY ROOM

8' 6" x 5' 5" (2.59m x 1.65m) Continued wood effect flooring, space for washing machine, tumble dryer and fridge freezer, floor standing oil fired central heating boiler, radiator, double glazed window to rear, door to rear garden, smooth coved ceiling.

CONSERVATORY

20' 11" x 14' 2" (6.38m x 4.32m) Of brick and uPVC construction with uPVC double glazed windows to side and rear, uPVC double glazed French doors to rear, continued wood effect flooring, wall mounted electric heater x2, vaulted ceiling.

DOUBLE BEDROOM

14' 11" x 11' 9" (4.55m x 3.58m) Fitted carpet, radiator, dual aspect double glazed windows to front and side, built-in double wardrobe, smooth coved ceiling, door to:

JACK AND JILL SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, walk-in shower with twin head thermostatically controlled rainfall shower and glazed shower screen, aqua board splash backs, extractor fan, tiled flooring, vertical radiator, uPVC double glazed window to side, smooth coved ceiling.

BEDROOM

10' 4" x 8' 4" Max (3.15m x 2.54m) Fitted carpet, radiator, double glazed window to side, smooth coved ceiling.

DOUBLE BEDROOM

10' 11" x 8' 4" (3.33m x 2.54m) Fitted carpet, radiator, double glazed window to side, smooth coved ceiling.

DOUBLE BEDROOM

15' 10" x 11' 9" (4.83m x 3.58m) Fitted carpet, radiator, dual aspect double glazed windows to side and rear, smooth coved ceiling, door to:

EN SUITE

White three piece suite comprising low level W.C, wall mounted hand wash basin with waterfall mixer tap, walk-in shower cubicle with twin head thermostatically controlled rainfall shower with glazed shower screen, tiled walls and flooring, heated towel rail, obscure double glazed window to side, smooth coved ceiling with recessed spot lights and extractor fan.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, opening to:







BEDROOM/RECEPTION ROOM

36' 1" x 12' 11" Max (Some Restricted Height) (11m x 3.94m) Fitted carpet, radiator x2, double glazed window to side with panoramic rural views, velux window to rear, eaves storage access, television point, built-in storage cupboard, smooth ceiling with recessed spot lights, door to:

EN SUITE

12' 11" x 9' 1" (Some Restricted Height) (3.94m x 2.77m) White five piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, bidet with mixer tap, corner panelled bath with mixer shower tap, shower cubicle with electric shower, tiled splash backs, fitted carpet, radiator, extractor fan, double glazed window to side, smooth ceiling with recessed spot lights.

OUTSIDE

The gardens offer a stunning entertaining space, with a well stocked variety of mature planting, and a large patio leading from the conservatory. Fully enclosed with timber fencing, various footpaths and lawned areas lead up the garden, with a feature pond, and timber built storage shed and bar! Space for a hot tub has been provided with attractive picket fencing, all overlooking open farmland!

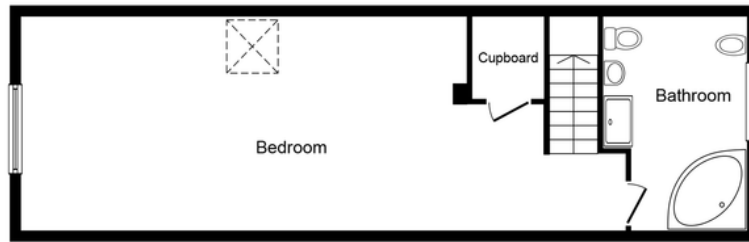
GARAGE

18' 11" x 8' 11" (5.77m x 2.72m) Up and over door to front, window to side, electric fuse box, power and lighting.

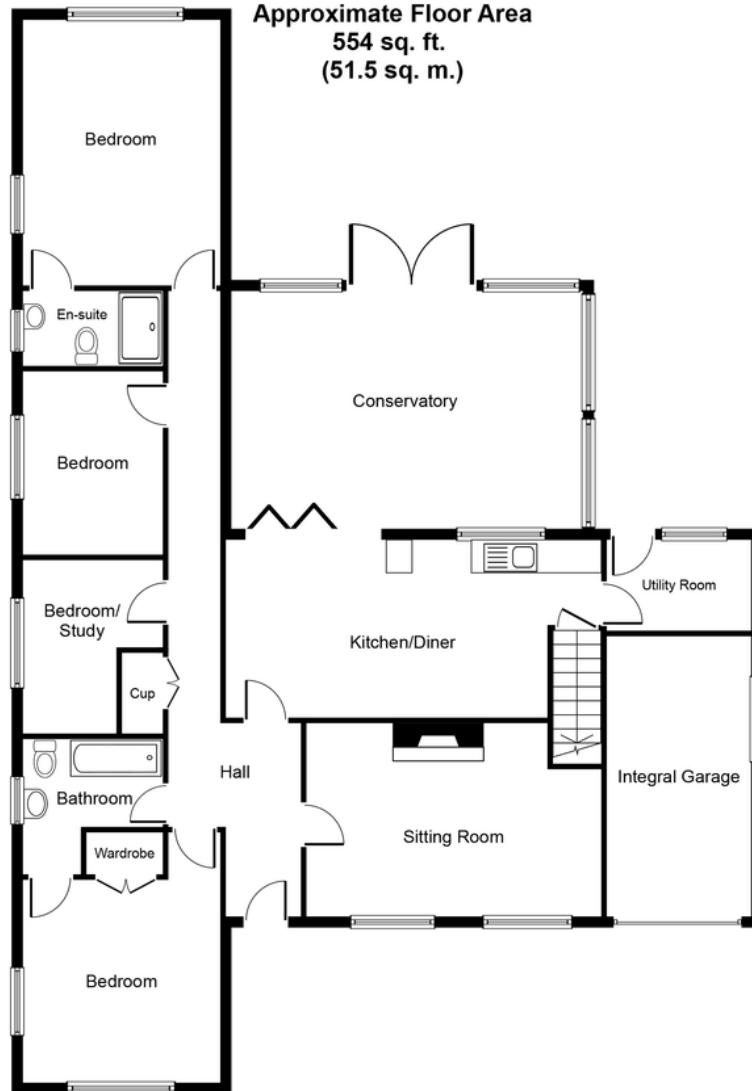
AGENTS NOTE

The property utilises a septic tank..





First Floor
Approximate Floor Area
554 sq. ft.
(51.5 sq. m.)



Ground Floor
Approximate Floor Area
1,773 sq. ft.
(164.7 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