

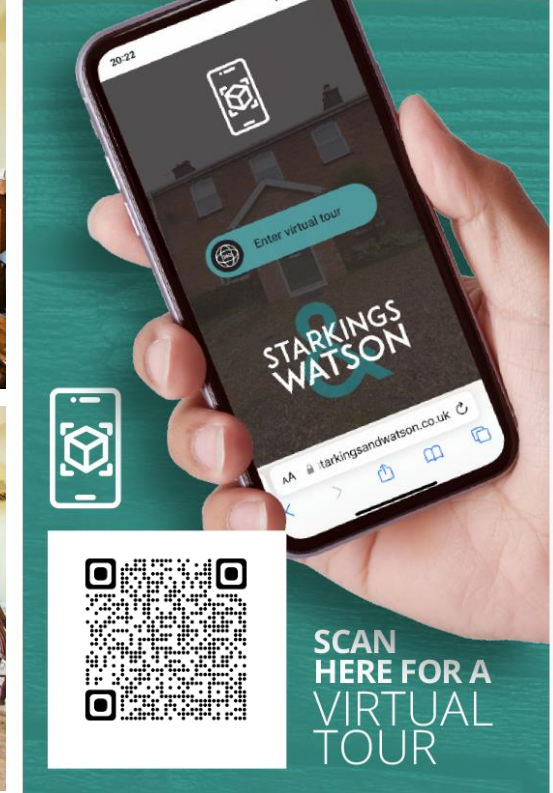
OAKFIELD DRIVE

South Walsham, Norwich NR13 6EH

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336556

FOR SALE  
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STARKINGS  
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- No Chain
- Extended Detached Chalet
- Potential to Update & Modernise
- Sitting Room with Garden Views
- Two/Three Bedrooms
- Two Bathrooms
- South Facing Gardens
- Garage & Double Driveway

NO CHAIN. This SPACIOUS HOME offers OVER 1300 SQ FT (stms) of accommodation on a PLOT of OVER 0.15 ACRE (stms) with FIELD VIEWS. With POTENTIAL to UPDATE and MODERNISE, making the property IDEAL FOR YOU TO MAKE IT YOUR OWN, the layout is perfect for FAMILIES and DOWNSIZERS. ONCE inside you are you will find an ENTRANCE PORCH with DOUBLE STORAGE CUPBOARDS, leading onto the SPACIOUS ENTRANCE HALL, from here you will find a FAMILY BATHROOM, BEDROOM/STUDY, extended SITTING ROOM which is FLOODED with NATURAL LIGHT, a GENEROUS 19' KITCHEN/DINING ROOM which OPENS onto the GARDEN ROOM, UTILITY ROOM with SPACE FOR APPLIANCES, and the CONSERVATORY. Upstairs the property comprises TWO DOUBLE BEDROOMS with FITTED WARDROBES and FIELD VIEWS to the left, with a SECOND FAMILY BATHROOM. OUTSIDE the property opens onto a PATIO area with AMPLE ROOM for GARDEN FURNITURE, LAWNED SPACE with PERGOLA leading to a PRIVATE COURTYARD, with a single GARAGE beyond.

#### LOCATION

South Walsham is situated partly in the Broads national park and is some eight miles from the city of Norwich and two miles from the market town of Acle. The village covers 3,000 acres, has some 350 dwellings, a church, a nationally renowned water garden attraction, village hall, recreation ground, and an award winning primary school. It has two Broads, South Walsham Broad only a 5 minute walk away, a boatyard and a nature reserve.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR13 6EH), but to help you... Leave Norwich via Plumstead Road East continuing through the Pretty 'Garden Village' of Thorpe End. Continue along this road which becomes Norwich

Road, Belt Road and Plumstead Road until you enter the village of Panxworth. Continue along the Panxworth Road, and enter South Walsham on The Street. Pass the village shop, car garage and public house, following the road around to the right. Turn left (signposted Water Gardens) onto School Road. Turn left at the village pond onto Broad Lane. Take the right fork onto Marsh Road and follow until you see a right hand turn for Oakfield Drive. Where the property will be found on the left hand side marked by our For Sale board.

The property is approached by a hard standing pathway with two lawned gardens with mature borders and trees. The gardens extend to the side, with the garage and parking at the rear of the plot.

Entrance door to:

#### ENTRANCE PORCH

Vinyl flooring, window to front, velux window to side, uPVC double glazed door to rear, built-in double storage cupboard, smooth ceiling, door to:

#### ENTRANCE HALL

Vinyl flooring, radiator, uPVC obscure double glazed window to front, thermostat heating control, electric fuse box, stairs to first floor landing, built-in storage cupboard, smooth covered ceiling, doors to:

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap and glazed shower screen, tiled walls, vinyl flooring, radiator, uPVC obscure double glazed window to front, smooth covered ceiling.

#### DOUBLE BEDROOM

11' 6" x 9' 5" (3.51m x 2.87m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, built-in double storage cupboard, smooth covered ceiling.

#### KITCHEN/DINING ROOM

16' 5" x 12' 1" Max (5m x 3.68m) 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, inset electric hob, built-in eye level electric double oven, integrated full height fridge, space for dining table, vinyl flooring, radiator, window to rear, smooth covered ceiling, doors to utility room and conservatory, open plan to:



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Brundall Office on **01603 336556**



#### GARDEN ROOM

7' 3" x 6' 1" (2.21m x 1.85m) Vinyl flooring, radiator, uPVC double glazed sliding patio door to rear, television point, smooth coved ceiling, door to sitting room.

#### UTILITY ROOM

8' 1" x 8' Max (2.46m x 2.44m) Fitted range of wall and base level units with and inset stainless steel sink and drainer unit, tiled splash backs, space for washing machine, vinyl flooring, window to front, floor standing oil fired central heating boiler, built-in double storage cupboard, smooth ceiling.

#### CONSERVATORY

13' 11" x 8' 8" (4.24m x 2.64m) Vinyl flooring, window to front, window to side, window to rear, door to front, built-in storage cupboard.

#### SITTING ROOM

17' 8" x 17' 6" (5.38m x 5.33m) Feature fire place, fitted carpet, radiator x2, uPVC double glazed window to side, uPVC double glazed window to rear, television point, built-in storage cupboard, coved ceiling, door to entrance hall.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in double storage cupboard, smooth ceiling with loft access hatch, doors to:

#### FAMILY BATHROOM

(Some Restricted Height) Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, tiled walls, fitted carpet, radiator, velux window to front, smooth ceiling.

#### DOUBLE BEDROOM

13' 7" x 12' 1" Max (Some Restricted Height) (4.14m x 3.68m) Fitted carpet, radiator, uPVC double glazed window to side, range of built-in bedroom furniture, smooth ceiling.

#### DOUBLE BEDROOM

13' 5" x 10' 5" Max (Some Restricted Height) (4.09m x 3.18m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, television point, built-in storage cupboard, smooth ceiling.

#### OUTSIDE

The rear garden offers a wealth of mature planting, all bordering the main lawned garden. Ample space to entertain and dine alfresco can be found, with the garage, parking and hidden working garden area beyond.

#### GARAGE

18' 4" x 9' 4" (5.59m x 2.84m) Electric roller door to front, storage above, power and lighting.

**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.

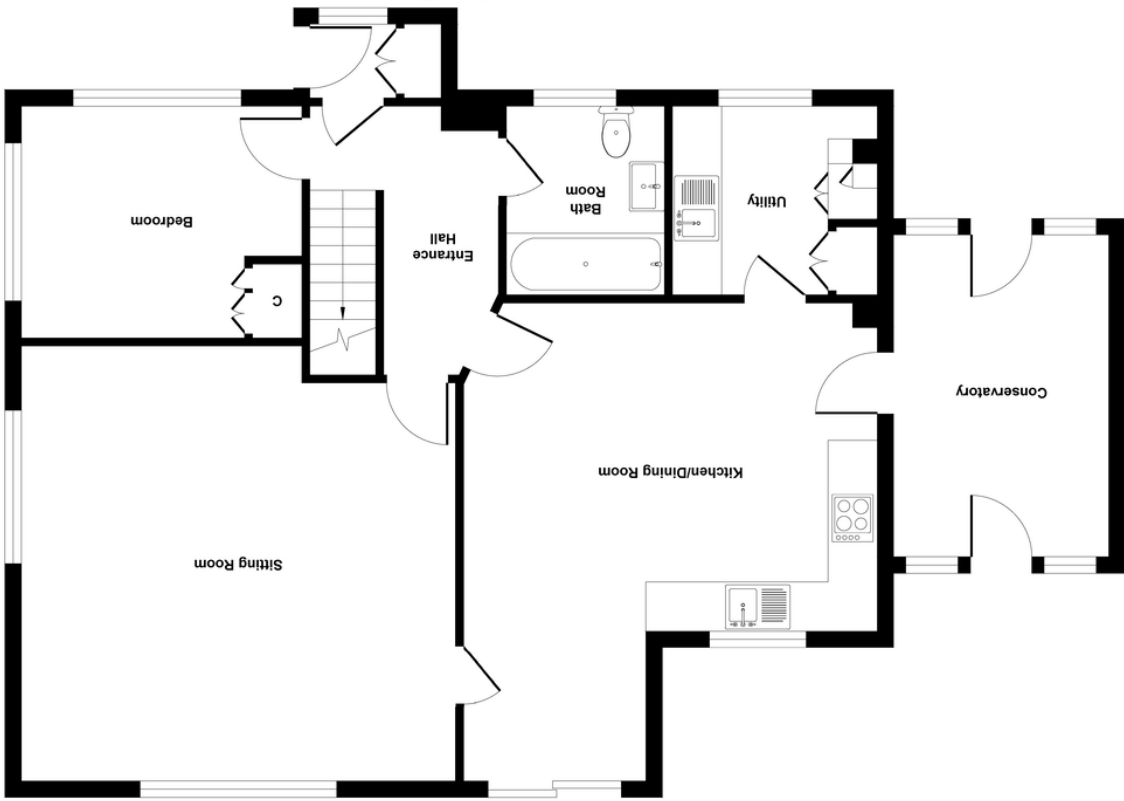
Price:



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Approx. Gross Internal Floor Area 1376 sq. ft / 127.83 sq. m



First Floor  
Approximate Floor Area  
461 sq. ft  
(42.82 sq. m)

