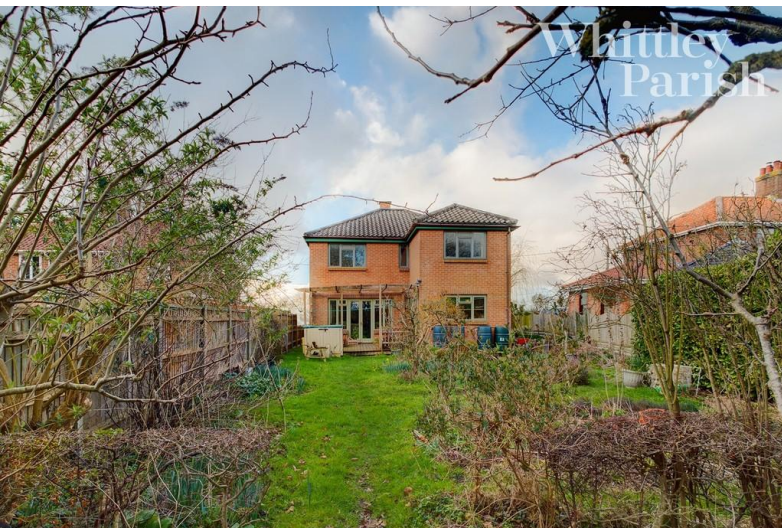


Whittley Parish



Norwich Road, Hapton, Norwich, NR15 1SD

Guide Price £500,000



01508 531331

www.whittleyparish.com

Property Features

- Rural views
- 5/6 bedrooms
- Off-road parking
- Sought after location
- Less than 2 year old boiler
- Open plan living
- Freehold
- Council Tax Band D
- Freehold
- Energy Efficiency Rating C.

Full Description

The property is located upon an elevated plot and enjoys stunning field views to both the front and rear and lies within reach of many wonderful rural walks and footpaths. The village of Hapton lies within the beautiful countryside of mid-Norfolk found nine miles to the south of Norwich and four miles to the north of Long Stratton. Mulbarton is found three miles away offering a good range of amenities and facilities with supermarket, convenience store, schooling, public houses etc.

The property comprises a six bedroom individually designed detached house built approximately 20 years ago by the current owners and is of timber frame construction under an interlocking tiled roof with hardwood double glazed windows. Heated by a less than 2 year old gas fired central heating boiler via radiators along with a central woodburning stove. Internally the property enjoys a pleasing layout with open plan living at ground floor level and having five bedrooms and large family bathroom at the first floor level.

Externally the property is approached via a large shingle driveway giving off-road parking for multiple vehicles. To the rear the garden is mainly laid to lawn with trees, plants and shrubs giving plenty of colour during the summer months as well as a large natural garden pond found to the rear boundary, all being enclosed by panel fencing.



ENTRANCE HALL:

A pleasing spacious first impression with doors giving access to the ground floor cloakroom and reception room two/bedroom six and opening through to the family sitting room.

CLOAKROOM

Two piece suite comprising low level wc and hand wash basin.

RECEPTION ROOM TWO/BEDROOM SIX:

Currently used a ground floor bedroom, however does lend itself for multiple uses.

FAMILY SITTING ROOM

A spacious open plan area with wood burning stove to side and French doors giving views and access to the rear garden beyond. Opening to kitchen/diner and stairs rising to first floor level.

KITCHEN/DINER

The fitted kitchen offers a good range of floor units with work surfaces over, space for oven, plumbing for dishwasher, sink with drainer and mixer tap, space for family sized table and chairs, double aspect windows, external door to side and further door to:

UTILITY ROOM:

Space and plumbing for washing machine, stainless steel sink unit with base unit under, extensive shelving for pantry/larder.

FIRST FLOOR LEVEL - LANDING:

Doors to five bedrooms and bathroom, hatch to loft space.

BEDROOM ONE:

Found to the rear of the property and being a generous double bedroom.

BEDROOM TWO:

With window to front another double bedroom with views over the Redwings fields.

BEDROOM THREE:

Another good double bedroom and having rural views.

BEDROOM FOUR:

Single bedroom with side aspect window

BEDROOM FIVE:

With window to side lending itself as potential office space if not required as a bedroom.

BATHROOM:

Three piece suite in white comprising shower cubicle, low level wc and pedestal hand wash basin.

OUR REF: LO956





Floor 0



Floor 1

Approximate total area⁽¹⁾
1261.05 ft²

Reduced headroom
11.51 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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