

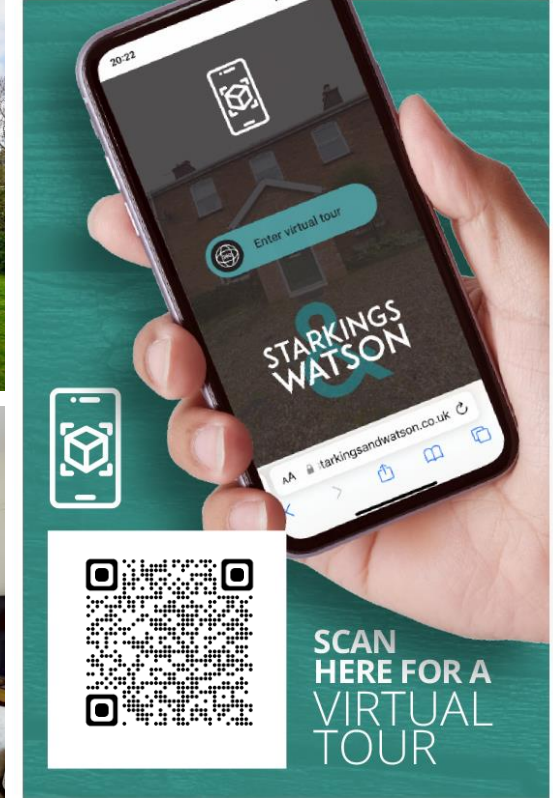
BROOKE ROAD

Shotesham All Saints, Norwich NR15 1XN

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01508 356456

FOR SALE PROPERTY



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STARKINGS & WATSON

- Detached Family Home with Potential
- Approx. 5.58 Acre Plot (stms)
- Three Reception Rooms
- Three Double Bedrooms
- Family Bathroom & Shower Room
- Stunning Panoramic Field Views
- Large Wildlife Pond
- Garage & Outbuildings

IN SUMMARY

MOTIVATED VENDORS! This 1290 Sq. ft (stms) DETACHED HOME offers HUGE POTENTIAL to EXTEND, with the LAND STRETCHING to 5.58 ACRES (stms). This truly STUNNING LOCATION offers PANORAMIC FIELD VIEWS and a BEAUTIFUL WILDLIFE POND. Extensive OUTBUILDINGS and a GARAGE can be found. The LAND is currently split between FORMAL GARDENS and the main FIELD, with various planting throughout. The house itself is MODEST for the PLOT, with a GROUND FLOOR EXTENSION offering a more MODERN open plan feel. The accommodation is accessed from a central entrance hall with TWO RECEPTION ROOMS to the front, and the 17' KITCHEN beyond. The KITCHEN is OPEN PLAN to the dining room, with a utility room and shower room beyond. Upstairs, THREE BEDROOMS and the family bathroom lead off the landing.

SETTING THE SCENE

Standing at the front all you can see is gardens and field. A true rural escape, timber gates lead onto the shingle driveway and to the timber built over-sized

garage. A lawned frontage with various planted borders and trees can be found, with further hedging and a timber five bar gate leading to further parking and the rear garden.

THE GRAND TOUR

With a uPVC double glazed entrance door to front, you walk straight into a carpeted entrance hall with stairs to the first floor and a storage cupboard below. A sitting room with wood flooring can be found to your right, centred around a cast iron wood burner, and with a double glazed window to front overlooking the rural surrounds. The second sitting room is opposite, also with wood flooring and a wood burner, but this time with a dual aspect taking in the garden and field views. The kitchen has been well maintained and includes space for all appliances and cooking appliances, with an inset ceramic butler sink and built-in storage cupboard. An opening and step lead into the tiled dining room with windows to both sides, and a matching range of base level units which extends the kitchen storage. A timber door opens to the utility room which has an outer door to a boot room and the garden. The door to your right leads into the shower room with its tiled splash backs. Heading upstairs, the landing offers views to front, and doors to three double bedrooms - two face to the front, one with a dual aspect, and the other to the rear. The family bathroom is compact, and included tiled splash backs.



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THE GREAT OUTDOORS

The gardens lead from the front, and extend to the side and rear, with various planted borders, hedges, vegetable plots and trees. Sectioned into various areas for the current vendors uses, various timber and brick built storage sheds can be found beyond, including a summer house. The main expanse of grass forms the field section with its wildlife pond which sits centrally as a feature. The field section measures approximately 5.12 acres (stms) and includes direct access from the road, and hedged boundaries.

OUT & ABOUT

The village of Shotesham All Saints is set within a Conservation Area with a Site of Special Scientific Interest, with excellent walks and wildlife activities available. Boasting a Public House and Historic Church within the Village, a greater range of amenities can be found in the neighbouring villages, which include a Supermarket, Health Centre, Restaurants and Takeaways. Primary and High Schooling are available in Stoke Holy Cross, Poringland and Framingham Earl. Norwich City Centre is located approximately six miles away, with a vast array of amenities and transport links.

FIND US

Postcode : NR15 1XN

What3Words : ///pickles.website.outwards

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property utilises a private septic tank. A way-leave agreement is in place for the power cables which run over the land, to the left hand side.

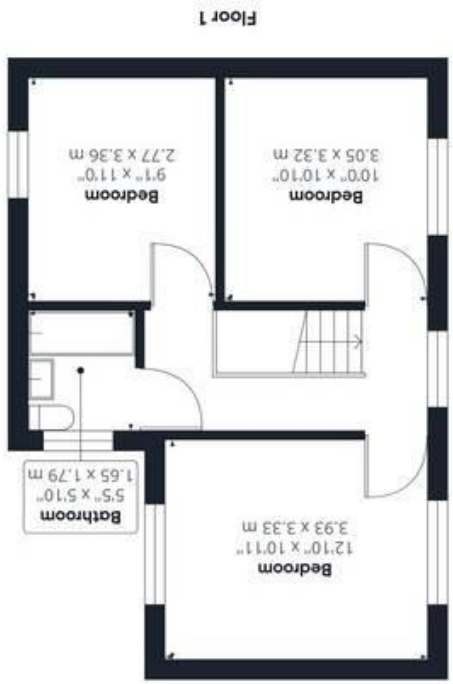
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Price:



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GIRAFFE 360

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

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

1296.33 ft²
120.43 m²