



15 Church Close

South Walsham, Norwich, NR13 6DW

BROWN & CO



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Stunning detached village house with five bedrooms and charming gardens.

Acreage – 0.32 acres (stms)

£750,000



View



DESCRIPTION

No. 15 Church Close comprises an outstanding five-bedroom detached family residence strategically positioned to enjoy panoramic views out over open countryside in the popular and well serviced village of South Walsham. The house and gardens represent a wonderful opportunity to acquire a home which has been meticulously improved and extended to take advantage of not only the views, but the garden elevation which slopes away beautifully to the south.

The house is approached to the front into the main reception hall providing access to the principal ground floor rooms. The sitting room benefits from a wonderful marble fireplace with log burner and solid oak flooring. The sitting room adjoins the formal dining area providing a lovely open plan feel to the house. Access is also provided into the rear addition via double doors.

Of particular note, is the stunning 'L' shaped kitchen/family room which flows wonderfully across the rear façade. The kitchen itself benefits from a range of integrated appliances together with a central island with granite worktops. The rear extension benefits from underfloor heating. Further ground floor rooms include the utility room, shower room, snug/playroom and a study with a large window overlooking the drive.

On the first floor there are five double bedrooms and a family bathroom positioned off a light and airy galleried landing area.

The spacious principal bedroom enjoys an en-suite bathroom and fitted wardrobes. There is potential to create additional bedroom accommodation in the attic space subject to the necessary planning consent being forthcoming/If required.

No. 15 Church Close is approached off a no through road into shingled driveway with parking for a number of vehicles. There is a garage and shed nicely tucked away to the northeast. The rear gardens can be accessed down both sides of the house or via the rear extension.

The rear gardens are quite wonderful, being fully enclosed by mature hedging and post and rail fencing and enjoy many points of interest. There is a super terrace area adjoining the rear of the house which flows around to the greenhouse. The main gardens are laid to lawn and importantly face to the south. There are a number of deep flower beds and herbaceous borders together with a central idyllic feature. A garden shed will remain with the property.

Services – Oil fired central heating, mains water, mains electricity, mains drainage.

Local authority – Broadland District Council

LOCATION

The attractive and popular Broadland village of South Walsham is a thriving centre, with a primary school and bus service to Norwich. The village is situated about 9 miles to the east of the city. Church Close is a cul-de-sac and is situated a short

distance from Fairhaven Gardens, which extends to 180 acres and has a renowned woodland and water garden adjoining South Walsham Broad: the house is a lovely walk from the Broad itself. Wroxham, the acknowledged capital of the Broadland network, is about 7 miles away and the nearby village of Acle has a medical centre and well regarded primary and high schools. There is a train service from Acle to Norwich with connecting trains to London and Cambridge.

DIRECTIONS

Leave Norwich on the B1140 signposted to South Walsham and Acle. Continue into the centre of South Walsham and drive through the village, turning right off The Street into Church Close. The property is located on the left-hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

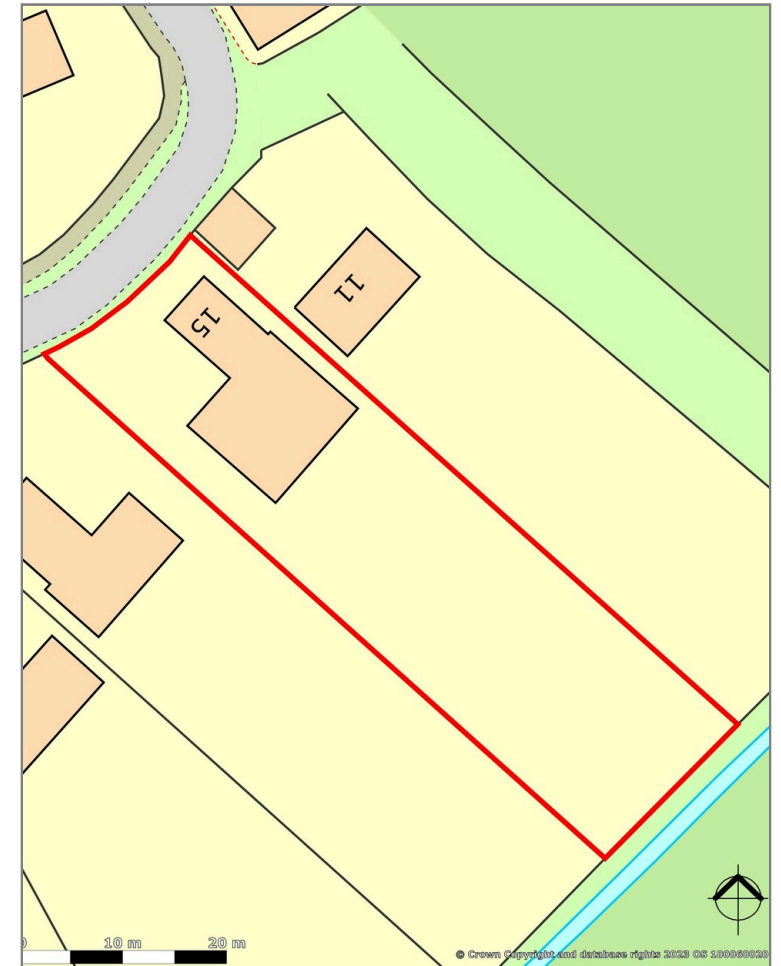
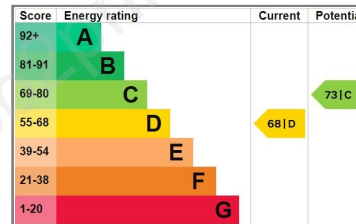
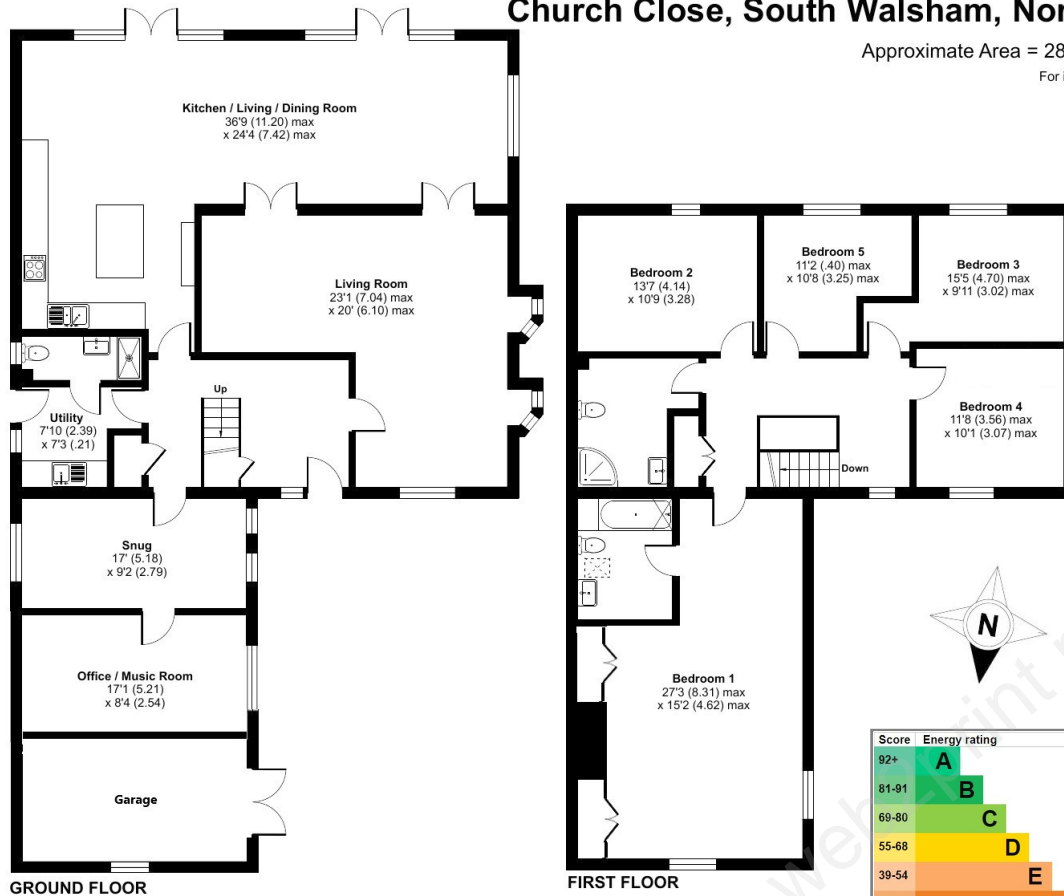
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871.





Church Close, South Walsham, Norwich, NR13

Approximate Area = 2804 sq ft / 260.5 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrtchecom 2023. Produced for Brown & Co. REF: 977746

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