

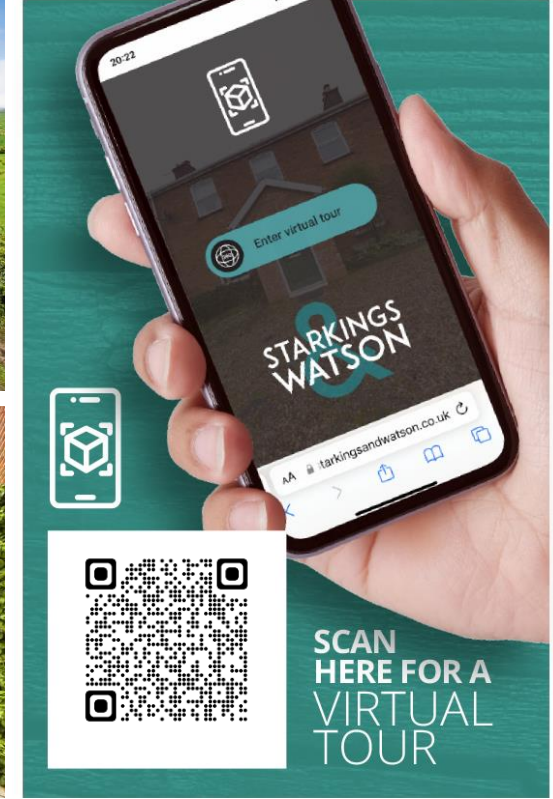
SCHOOL ROAD

# Runham, Great Yarmouth NR29 3EG

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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- Grade II Listed Mid-Terrace Home
- Approx. 0.83 Acre Plot (stms)
- Over 2350 Sq. ft (stms) of Accommodation
- Brimming with Character & Charm
- Panoramic Field Views
- Four Reception Rooms
- Four Bedrooms
- LPG Central Heating

#### IN SUMMARY

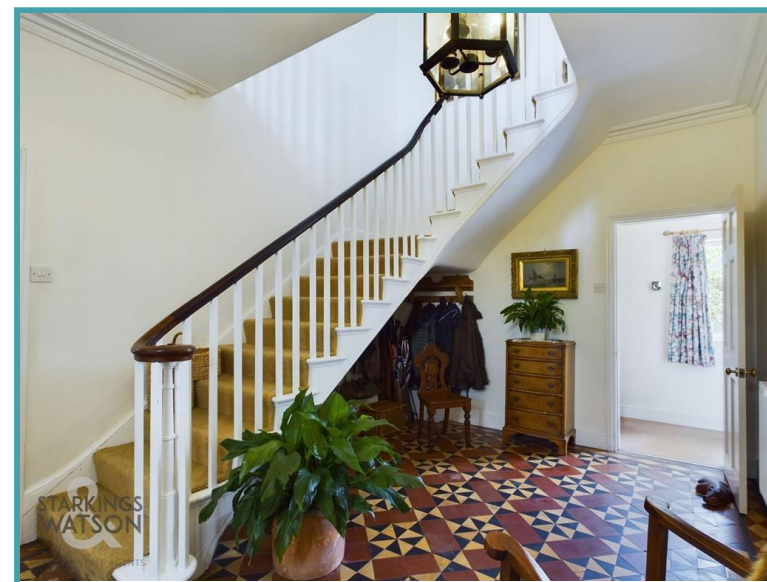
With an OPEN PLOT approaching 0.83 ACRES (stms), this mid-terrace GRADE II LISTED HOME offers OUTSTANDING VIEWS across fields, with over 2350 Sq. ft (stms) of accommodation internally. Occupying a PRIVATE DRIVE serving only two properties, open GRASS AREAS run alongside the drive along with a large turning circle, further private lawned garden and rear courtyard - there is certainly NO SHORTAGE of OUTSIDE SPACE! Internally as you would expect the property is BRIMMING WITH CHARACTER and CHARM, starting with the GRAND ENTRANCE HALL with original tiled flooring and SWEEPING STAIRS with a beautiful HAND RAIL. The reception rooms include a 14' SITTING ROOM and 19' DINING ROOM both with feature fire places, along with an 18' KITCHEN/DINING ROOM, leading to a beautiful 13' GARDEN ROOM which flows seamlessly to a study/office and the REAR COURTYARD. Upstairs, the landing leads to THREE BEDROOMS and the bathroom, along with the TOP FLOOR BEDROOM and EN SUITE.

#### SETTING THE SCENE

From the road, an unmade driveway leads down along side a large lawned expanse which is currently left to the wildlife. With potential for formal gardens, the driveway runs down to a sweeping turning circle, where there is ample informal parking, further lawns and access to the main property. Continuing down the drive on the right there is a further lawned garden with the neighbours access passing between the two spaces.

#### THE GRAND TOUR

With its grand facade there is seating space to front allowing you to enjoy this handsome home, whilst an ornate entrance door leads you into the entrance hall. With attractive original tiling under foot and the sweeping stairs leading to the first floor landing, a door leads to the main reception space, and the other to the kitchen. Starting with the kitchen, your eye is first drawn to the mullion window which offers views to front, whilst a hand crafted range of wall and base level units offer storage, with an inset electric ceramic hob and built-in eye level electric double oven. French doors open up to the garden room, with a vaulted ceiling, exposed brickwork and further French doors onto the rear courtyard. The study/home office also leads off the conservatory, offering a great tucked away position. Back to the inner hall, doors lead off to the cloakroom with a two-piece suite and tiled splash backs, the main sitting room with a feature fire place and inset cast iron wood burner, and mullion window facing to the front. Lastly the dining room, with dual aspect views, an open fire place and ample space for a



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**Disclaimer:** 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.

Price:



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versatile reception room. Heading up to the galleried landing, views can be enjoyed over the fields to front, with doors leading to three bedrooms, all double in size, with mullion windows and built-in storage. The family bathroom has been modernised in a period style, with a separate shower and rolled top bath, tiled splash backs and aqua board splash backs. Heading up, doors lead to the main bedroom with a shower room opposite, creating an en suite style, along with further storage.

### THE GREAT OUTDOORS

The rear courtyard is laid to patio and block paving, with a range of planting and access from the conservatory. A gated access leads behind the neighbouring property. The main gardens are however to the front, with seating areas, areas of grass and huge potential to further landscaped the frontage.

### OUT & ABOUT

Runham is situated just outside the larger village of Stokesby which is approximately three miles from the larger village of Acle. The parish of Runham, in Medieval times, was much larger than today reaching nearly up to Gt Yarmouth. Now, the village offers excellent transport links via Filby through to Great Yarmouth, and through to Acle and the A47. The town of Great Yarmouth is a popular seaside town situated on the East Coast of Norfolk. The town offers a variety of amenities including schooling, medical services and shopping both in and out of town.

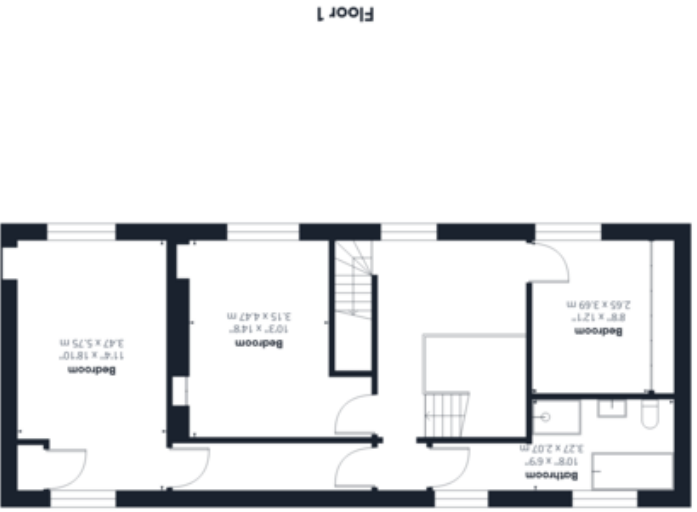
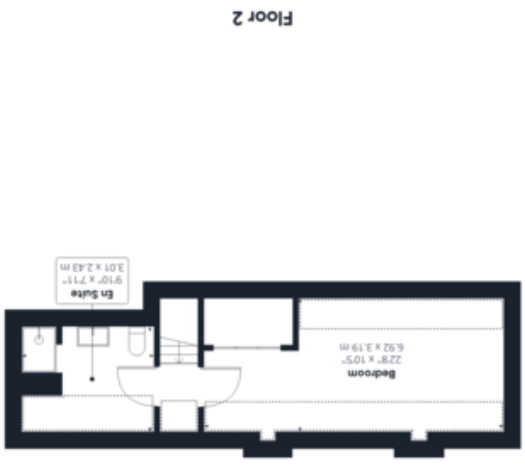
### FIND US

Postcode : NR29 3EG

What3Words : ///flinches.rocket.cherished

### VIRTUAL TOUR

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



**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.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area (1)  
2354.62 ft<sup>2</sup>  
218.75 m<sup>2</sup>

Reduced headroom  
146.64 ft<sup>2</sup>  
13.62 m<sup>2</sup>