

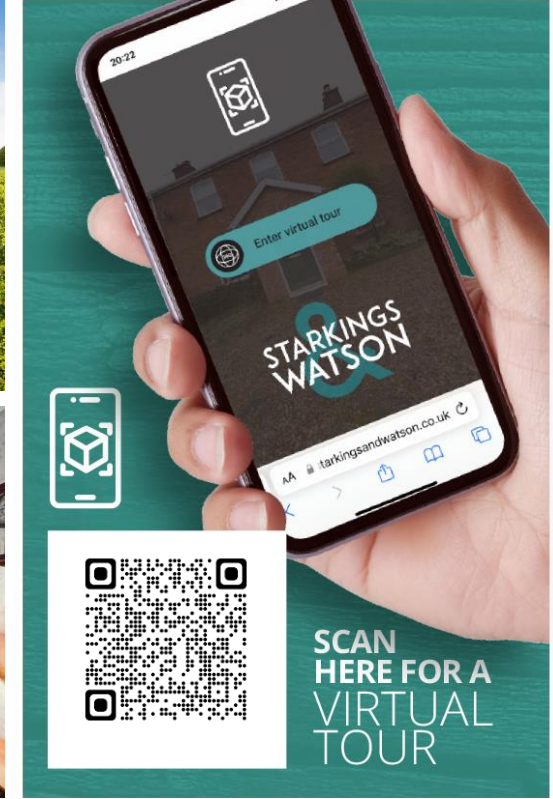
SCHOOL HILL

Ranworth, Norwich NR13 6JA

Freehold | Energy Efficiency Rating : TBC

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

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STARKINGS & WATSON

- No Chain!
- Extended Semi-Detached Home
- Field Views to Rear
- Two Reception Rooms
- Conservatory with Garden Views
- Three Bedrooms
- En-Suite, Shower Room & Family Bathroom
- Well Stocked Gardens & Exterior Utility Room

IN SUMMARY

NO CHAIN. Having been in the same family for close to 60 years, this is a RARE OPPORTUNITY to purchase an EXTENDED semi-detached home with PANORAMIC FIELD VIEWS and a plot of some 0.12 Acres (stms). Situated in the HIGHLY SOUGHT-AFTER rural village of Ranworth, the property is a short walk from the waters edge and village amenities. With a HIGHLY FLEXIBLE LAYOUT with ANNEXE POTENTIAL, the overall accommodation extends to over 1360 Sq. ft (stms). The ground floor offers a PORCH and HALL ENTRANCE, leading to a 20' SITTING ROOM, with the KITCHEN/breakfast room beyond, leading to a W.C, family bathroom with SEPARATE SHOWER, 18' CONSERVATORY, 16' DINING ROOM and EN SUITE BEDROOM. An exterior UTILITY ROOM can also be found close by. Upstairs, TWO BEDROOMS and a SHOWER ROOM lead off the landing. The rear garden is an OUTSTANDING SPACE, with well-manicured lawns, planted boundaries, and various seating areas.

SETTING THE SCENE

True to its name, twin oaks line the front boundary with a hedged frontage and shingle driveway. Lawned gardens can be found to both sides, with timber panelled fencing and a tucked away oil tank. Gated access leads to the rear, with steps to the front door.

THE GRAND TOUR

Heading inside, a porch and hall entrance creates a welcoming space with stairs to the first floor. Taking the door to your left, a sizeable sitting room with a feature fire place can be found, and a bow window to front. There is ample space for a range of seating, and also a study space if needed. The kitchen/breakfast room offers extensive storage, with wood effect flooring, integrated cooking appliances and the all important wine cooler! Around the corner, a functional cloakroom with laundry space can be found, finished with tiled splash backs and flooring. Adjacent, a large four-piece family bathroom can be found, with storage under the sink, a corner bath and separate shower cubicle. Back to the living space, a conservatory leads from the kitchen, with outstanding garden views, further seating and dining space. This in turn leads to a long dining room which could also be part of an annexe, with a double bedroom and open plan en suite shower room. Heading upstairs, a further shower room with tiled walls can be found, with two bedrooms both capable of taking a double bed, and one offering extensive storage.



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THE GREAT OUTDOORS

The rear garden has been a labour of love over many years, with a well-manicured lawn, enclosed fenced boundaries, and planted beds to all sides. A timber shed offers storage, whilst a sweeping patio wraps around the property, with further seating, and a gated side access. A brick built utility/store also leads off the patio.

OUT & ABOUT

The desirable Broadland Village of Ranworth is approximately ten miles from the Cathedral City of Norwich. Situated close to Panxworth and South Walsham a range of boating and general amenities are on offer. The nearby villages of Brundall and Salhouse offer train stations, and of course Norwich City Centre benefits from a regular rail service to London Liverpool Street. The lively town of Wroxham provides a large supermarket and various other shops and amenities, which is only fifteen minutes away by car, and also the popular Gorleston beach is approximately twenty minutes by car.

FIND US

Postcode : NR13 6JA

What3Words : ///organ.manliness.masks

VIRTUAL TOUR

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

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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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)
 1363.96 ft²
 126.72 m²



Floor 1



Ground Floor

