

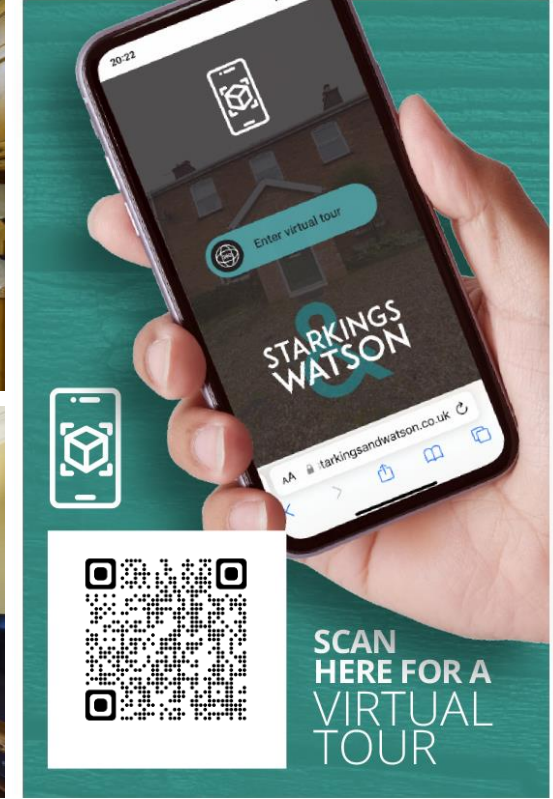
CHURCH CLOSE

South Walsham, Norwich NR13 6DW

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- Attractive Detached Family Home
- Quiet Cul-De-Sac
- Sought After Village Location
- Extended with Two Reception Rooms
- Three Double Bedrooms
- Two Bathrooms & W.C
- Private Enclosed Rear Gardens
- Ample Parking & Double Garage

IN SUMMARY

Located within a QUIET CUL-DE-SAC in the very popular BROADS VILLAGE of SOUTH WALSHAM is this ATTRACTIVE DETACHED FAMILY HOME offering almost 1200 Sq. ft (stms) of accommodation. The house itself is well presented with TWO GENEROUS RECEPTION ROOMS as well as a large kitchen and W.C on the ground floor. On the first floor you will find THREE AMPLE BEDROOMS, EN-SUITE and a FAMILY BATHROOM. Externally, to the front there are wonderful front gardens, PLENTY OF DRIVEWAY PARKING and a DOUBLE GARAGE. To the rear there are further beautifully presented, private and mature gardens offering the perfect spot to enjoy summer days.

SETTING THE SCENE

Approached from the cul-de-sac onto a private shingled driveway, leading to the double garage with two up and over doors, power, light and personnel door. The driveway provides ample off-road parking with a five bar gate leading to further parking and the attractive front lawns. The front garden is a really

attractive feature of the house with mature planting and shrubs, a low-level brick wall and steps leading up to the main entrance door which is covered. There is also a pathway leading round the side of the house to the rear garden.

THE GRAND TOUR

Entering via the covered entrance door into the main hallway you are greeted with wood flooring and attractive solid wood doors. There is access to the first floor landing, under-stairs storage and the W.C. To the right of the hallway is the main sitting room with dual aspect and doors leading onto the rear garden, and featuring a brick built fireplace with wood-burning stove. The kitchen is an impressive size with plenty of cupboard storage and space for all white goods. There is an integrated electric oven and hob as well as a side door leading to the side passageway. The kitchen then opens into the extended dining room with doors out onto the rear garden. Leading up to the first-floor landing there is cupboard storage and loft hatch access. The main bedroom can be found to the right overlooking the rear garden and benefiting from an en-suite shower room. Two further double bedrooms can be found on the other side of the landing one to the front and one to the rear as well as the main family bathroom with corner bath. The property benefits from mostly uPVC double glazed windows and oil-fired central heating.

THE GREAT OUTDOORS

The well kept rear garden is private and enclosed with timber fencing. There are no houses behind so the



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garden feels very private. You will find well kept lawns, flowerbed borders with mature shrubs, a large paved patio ideal for outside dining as well as a timber shed and covered pergola area. There is gated access on both sides of the house leading to the front.

OUT & ABOUT

South Walsham is situated partly in the Broads national park and is some eight miles from the city of Norwich and two miles from the market town of Acle. The village covers 3,000 acres, has some 350 dwellings, a church, a nationally renowned water garden attraction, village hall, recreation ground, and an award winning primary school. It has two Broads, South Walsham Broad only a 5-minute walk away, a boatyard and a nature reserve.

FIND US

Postcode : NR13 6DW

What3Words : ///undercuts.storming.sprayed

VIRTUAL TOUR

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

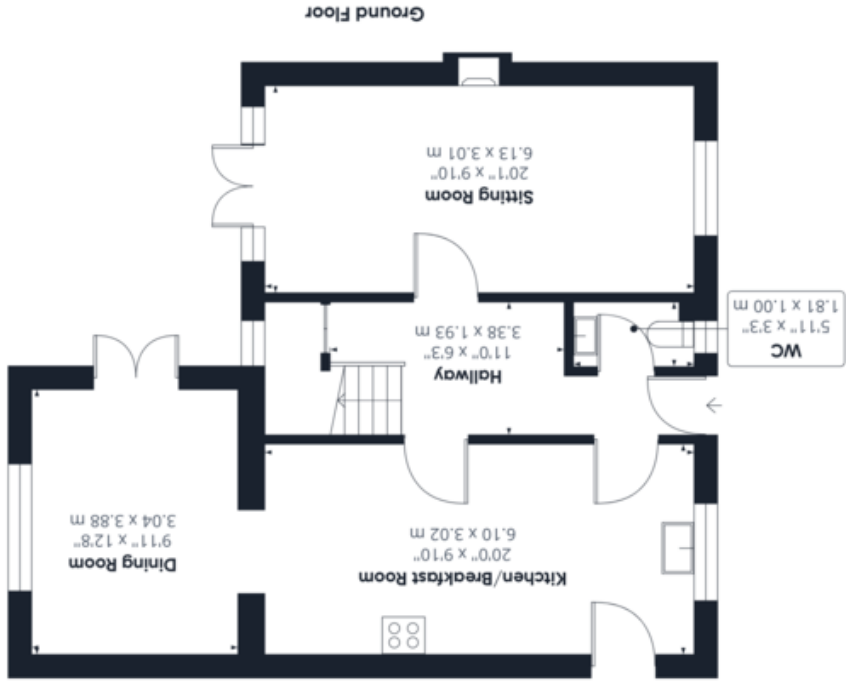
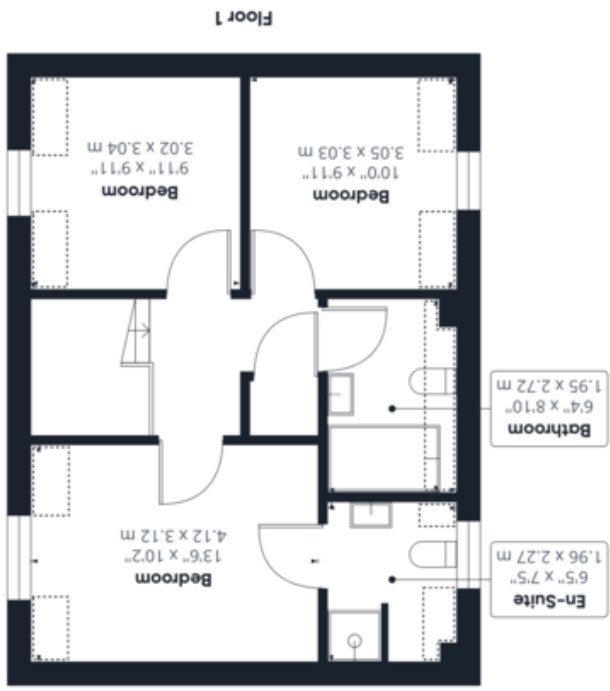
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Price:



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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.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 1170.09 ft²
 108.70 m²

Reduced headroom
 54.44 ft²
 5.06 m²