

BUCKENHAM ROAD

Strumpshaw, Norwich NR13 4NP

Freehold | Energy Efficiency Rating : F

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

FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings & Watson virtual tour app. The screen shows a virtual tour interface with a 'Enter virtual tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'. The background is a teal gradient.



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- Un-Listed Semi-Detached Thatched Cottage
- Dual Aspect Sitting Room with Wood Burner
- Kitchen/Dining Room
- Two Double Bedrooms
- Family Bathroom
- Gated Driveway Parking
- 0.2 Acre Plot (stms) with Private Gardens to Front & Rear
- Rural Village Setting with Countryside Surrounds

IN SUMMARY

This 300 year old semi-detached un-listed THATCHED COTTAGE occupies approximately 0.2 ACRES (stms), with PRIVATE NON-OVERLOOKED GARDENS to front and rear, along with a gated driveway. Enjoying a RURAL SETTING and COUNTRYSIDE SURROUNDS, the property offers a WEALTH of CHARM with HUGE POTENTIAL for a new buyer. Re-thatched some 15 years ago, the property has been well looked after, with the accommodation comprising a PORCH ENTRANCE, 17' sitting room with a feature fire place and CAST IRON WOOD BURNER, along with a door to the rear garden. The 12' kitchen offers BESPOKE SOLID WOOD UNITS and enough space for a TABLE, whilst an inner hall offers storage, and a useful utility/porch area to the side. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, with potential to make the property a three bedroom, or use a wardrobe space to make an en suite. The family bathroom can also be found off the landing.

SETTING THE SCENE

From Buckenham Road, a high level hedge and timber gates lead onto a shingle driveway, with private non-overlooked lawned gardens to front. Mature planting, shrubbery, hedging and trees can be found throughout, whilst you can stand back and look at the height of the cottage and its attractive thatched roof. The driveway continues to the side, with a front and side access door to the cottage, and gated access to the gardens, and access to the Oil Tank located in the corner of the front garden.

THE GRAND TOUR

Stepping into the small front porch, a door leads to the main sitting room. Focused on the main feature fire place, with exposed brick work and a timber beam, an inset cast iron wood burner provides additional heating to the room. Finished with fitted carpet, window to front and a door to the rear garden, a further door leads to the adjacent kitchen. Finished with a bespoke solid wood range of wall and base level units, there is space for cooking appliances and general white goods, with an inset sink and ample space for a table. An entrance hall leads off, with stairs to the first floor landing and storage below housing the newly installed central heating boiler. A side porch/utility space can be found, the main entrance for the owner, with further storage. Upstairs, the landing offers useful storage, and various recesses for furniture. The family bathroom can be found to the right with tiled splash backs, with an adjacent double bedroom offering views to the side. The main bedroom offers a dual aspect and a



To arrange an accompanied viewing please call our Brundall Office on **01603 336556**



walk-in wardrobe space which offers potential for conversion.

THE GREAT OUTDOORS

The rear gardens are private and non-overlooked with a patio stretching across the rear of the property. A main lawn can be found in front of you, with planting sweeping along the left and right hand boundaries. Enclosed with timber panelled fencing and brick walling, the garden is a great size and forms part of the 0.2 acre plot (stms).

OUT & ABOUT

The rarely available village of Strumpshaw lies just east of the larger village of Brundall. With the benefit of local amenities being only a short drive away, Strumpshaw offers stunning rural walks and scenery, with the nearby RSPB Nature Reserve. The village itself includes the thriving Shoulder of Mutton Public House, whilst the nearest village shop is less than a mile away in Lingwood. Easy access can be gained to the A47, local buses stop close by, whilst the neighbouring villages of Brundall and Lingwood also offer railway stations, with trains to Norwich and Great Yarmouth.

FIND US

Postcode : NR13 4NP

What3Words : ///swoop.badge.people

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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



GIRAFFE360

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⁾

1035.90 ft²
96.24 m²

Reduced headroom

11.68 ft²
1.09 m²