



Broad Oaks
Common Road | Aldeby | Norfolk | NR34 0BL

FINE & COUNTRY

EFFORTLESS EASE



All the hard work has been done for you here, at this newly extended and renovated home. Effectively a new build, everything except the outer walls has been replaced, upgraded and modernised and the garden has been landscaped too. A much-loved home in a friendly village, in the countryside but conveniently placed for the coast, Broads, towns and for Norwich, you can enjoy an enviable lifestyle here without having to lift a finger.



KEY FEATURES

- A Beautifully Presented Detached Bungalow, located in the Tranquil Village of Aldeby
- Four Bedrooms: Family Bathroom
- The Principal Bedroom benefits from an En-Suite and Walk-In Wardrobe
- Large Open Plan Kitchen/Dining/Sitting Room; Separate Utility Room
- Fully Renovated Throughout
- Private Gated Driveway with Plenty of Parking
- Beautiful Garden with Useful Outbuilding/Office
- The Accommodation extends to 1327sq.ft
- Energy Rating: D

This four-bedroom home sits in a generous plot in a lovely location. Totally transformed by the current owners, it's perfect for a family and has brilliant entertaining space too, plus a home office in the garden. There's nothing left to do – expect to move in and embrace the lifestyle on offer.

A New Lease Of Life

Before the current owners came here, a couple had lived at the property for around four decades and the house had then been vacant for a couple of years. While the garden was established it had become overgrown and the house itself was in need of some TLC. The owners loved the proportions and the welcoming feel and decided to give the property what it needed to reach its full potential. Hard work and a lot of care and attention has made this a home that stands head and shoulders above others, with light-filled rooms and a quality feel throughout.

Everything has been done – it's all been reroofed, insulated, with a new boiler, electrics, kitchen, bathrooms, as well as having been extended on both sides. Altogether, it's a wonderful place anyone would be pleased to call home.

A Lovely Place To Live

The main entrance is found in the middle of the property, with the bedrooms opposite and to the left and the living accommodation to the right.





KEY FEATURES

There's a separate entrance at the far end of the building, taking you into a utility room, so you can leave muddy boots and wet coats there without coming through the rest of the property. The owners have designed the accommodation to have an open feel whilst remaining clearly defined, with the ability to use the sitting room independently from the kitchen diner, for example if you're watching television while other people are chatting at the dining table.

The kitchen has room for both dining and seating, with a large picture window framing the outlook and French doors onto the garden. The master bedroom is a highlight, with its own shower room and walk-in wardrobe. Having shared one small wardrobe for much of their married life, the owners wanted something rather more spacious and this certainly hits the spot! The other three bedrooms share the family bathroom. The owners keep the front bedroom as a music room and guest bedroom, and there's scope for a home office or playroom if desired.

Perfectly Positioned

Outside, the property continues to impress. The patio is a real suntrap, wrapped on two sides by the house itself, so it's wonderfully sheltered, out of the wind and gets the best of the sun throughout most of the day. There's a small garden office or hobby room with power, insulation and light, so you can work in peace and quiet, closing the door on it and leaving it all behind at the end of the day.

The garden had been well stocked when the owners came here but did need some tidying and is now nicely established, with some real gems, such as the large rhododendrons that flower in late spring. Laurel hedges screen the garden on both sides and you're very private out here. This area has a rural feel and there's a lot of farmland around, but you can walk to the very popular village pub – a sister establishment to the Duke's Head in Somerleyton – as well as to the village hall, where there are regular events and exercise classes. There is also a farm shop in the village that sells local produce, meat, veg, fresh milk from their farm, eggs, gifts flowers etc. Ten minutes away from Beccles, this location is also convenient for Norwich, the Broads and the coast, so it's a winner for commuting, leisure or simply to make the most of everything that this beautiful part of the world has to offer.





















INFORMATION



On The Doorstep

Close by in Toft Monks and Beccles there are Primary Schools and Secondary education is provided by The Hobart Secondary School in Loddon that has an excellent reputation and in Beccles by the Sir John Leman School. Langley Independent School is also just 9 miles away. Doctors, dentists, banks, post office, filling stations, restaurants, supermarkets, churches of all denominations and other services can be found nearby in either Loddon or Beccles which is a thriving old market town with a weekly market and many independent shops.

How Far Is It To?

Norwich lays approximately 19 miles north of Aldeby and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an International Airport.

The attractive market town of Beccles is under 5 miles away and Diss is about 26 miles south-west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street. The coast can easily be reached in approx. 20 mins.

Directions

Leave Beccles on the A146 towards Diss/Norwich. At the roundabout, take the 3rd exit onto the A143. In approx. ½ mile, turn right onto Hollow Way Hill and continue for 1 mile and the road will change to Beccles Road. Turn right onto Common Road. Follow common road around to the left and the Bungalow will be on right.

What Three Words Location

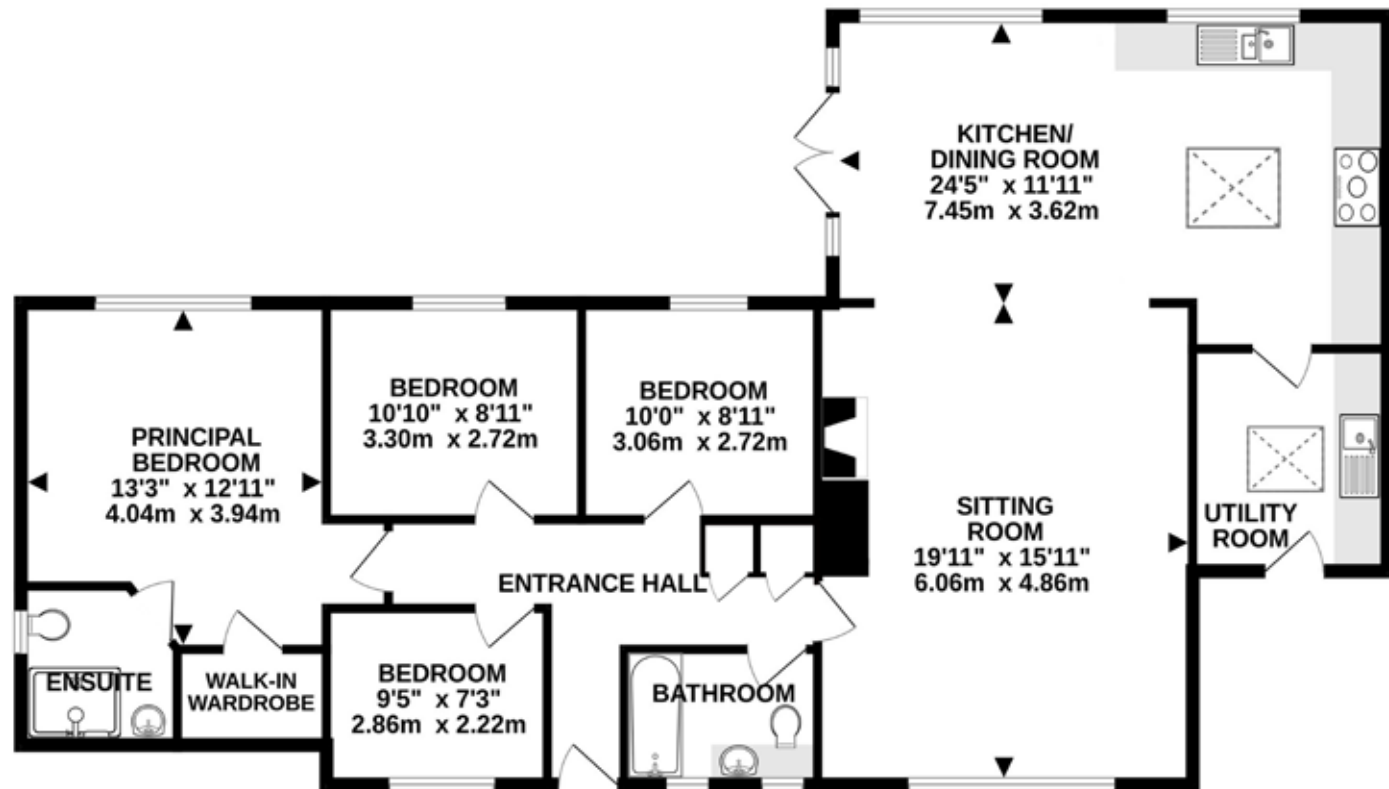
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words..[curious.kiosk.grants](#)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage
South Norfolk District Council – Council Tax Band C
Freehold



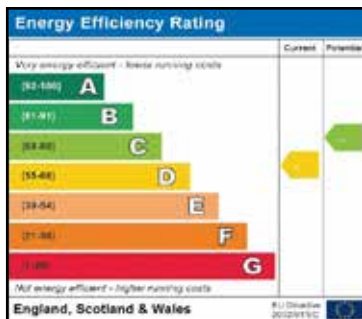
GARDEN OFFICE
88 sq.ft. (8.2 sq.m.) approx.



GROUND FLOOR
1327 sq.ft. (123.3 sq.m.) approx.

TOTAL FLOOR AREA : 1415 sq.ft. (131.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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