



THE STORY OF

# 10 Oaks Lane

*Postwick, Norfolk*

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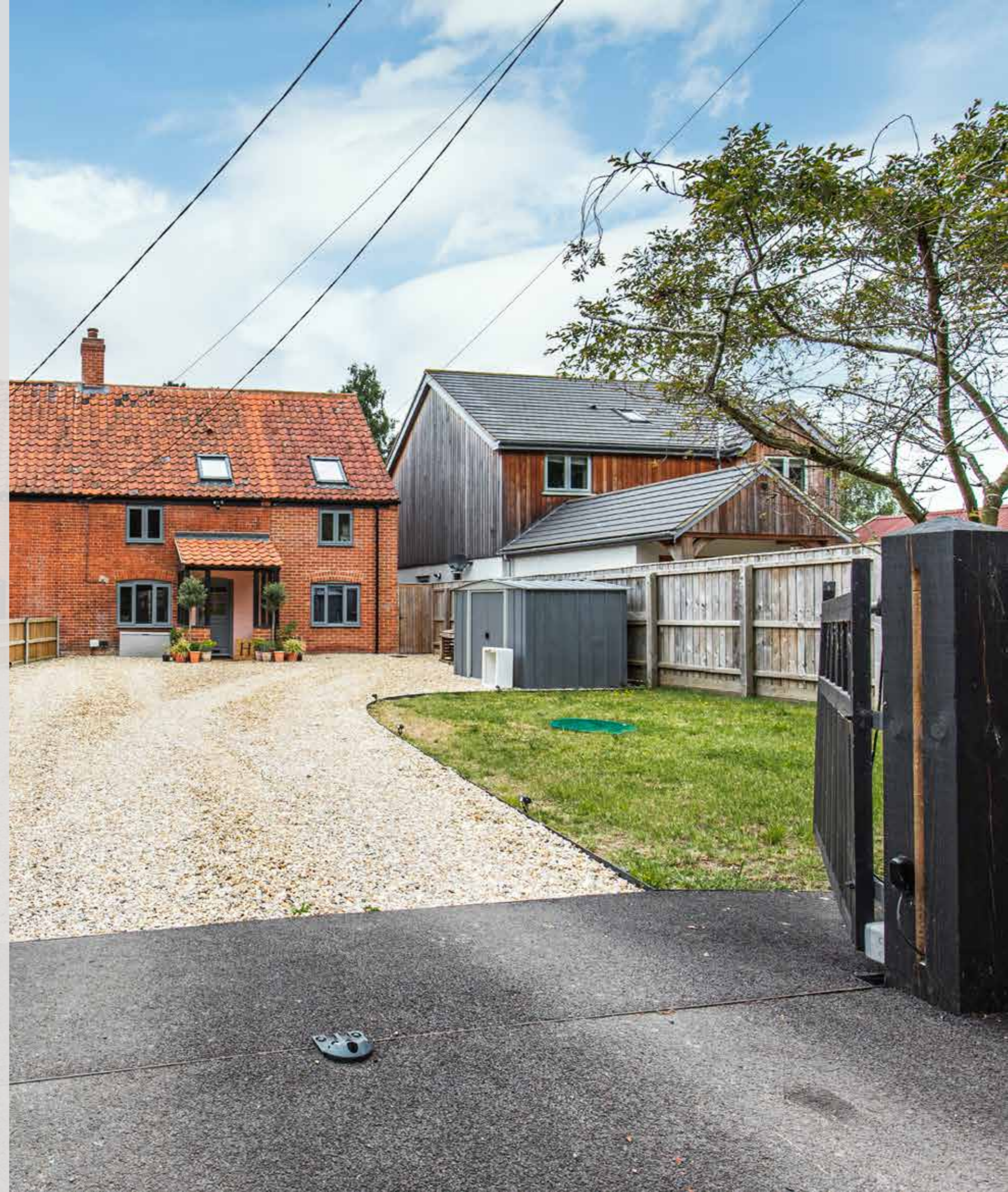
THE STORY OF

# 10 Oaks Lane

Postwick, Norfolk  
NR13 5HD

- Highly Impressive Three Bedroom Home
- Sensational Blend of Character and Luxury
- Extended and Immaculately Presented
- Perfectly Balanced Accommodation
- Large Front and Rear Gardens
- Open Plan Living Options
- Superb Principal Bedroom with En-Suite
- Immaculately Landscaped Garden
- Idyllic Village Location
- Short Drive to City

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“The open plan room has created the family hub which many dream of.”

Tucked back from a peaceful village lane, this extraordinary family home epitomises the turn of phrase; “more than meets the eye”.

Whilst the front façade tells the story of a quintessential cottage within its idyllic village location, the interiors reveal an extraordinary family home renovated and extended with sympathy, passion, an

exquisite eye for detail and functionality - alongside drama and bold architectural decisions.

Rarely does one find a prototypical period home with so much kerb appeal, whilst simultaneously boasting the ability to effortlessly accommodate the ever-changing demands of a harmonious modern family life.

At the end of the large driveway, the front door reveals the immediate homely embrace of this property with the welcoming lounge filled with natural light and character features.

Amongst the most striking of the ground floor receptions is without a doubt the remarkable open plan kitchen/dining room; a perfectly balanced contemporary kitchen boasting a wealth of storage and workspace. The breakfast area brings sociability and a subtle threshold to the extraordinary dining space amongst the fully glazed ceiling and elegant sliding door, seamlessly pulling the room out to the expansive sun terrace.

“The ideal balance for a family to grow together.”

Essential balance to the accommodation has been achieved in the adjacent sitting room. An excellent family space to decompress and seek peace and quiet together. Elsewhere on the ground floor, the highly versatile accommodation features a well-equipped utility room, guest WC, and even an inspired little study - set behind an original panelled and latched door.





“Our sellers put their heart and soul into the renovation and enjoyed creating a well-balanced and functional space with stunning aesthetics.”

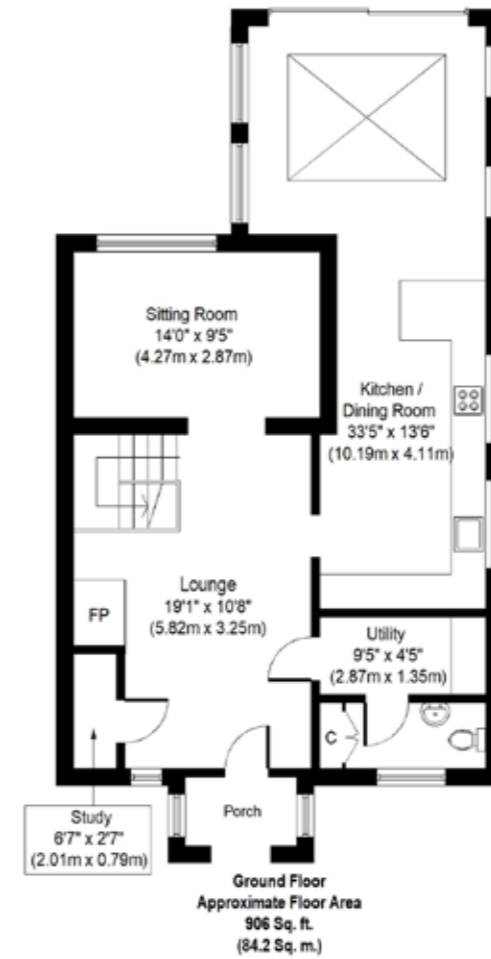
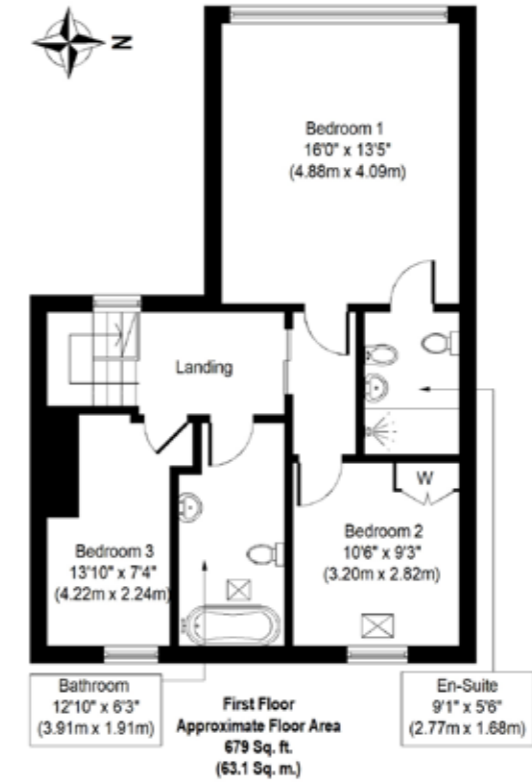


The first floor is home to the three splendid bedrooms, each with a distinct character of their own.

The principal bedroom enjoys yet more bold architecture with a fully vaulted ceiling and glazed gable affording elegant views of the garden and mature trees on the boundary, as well as a luxurious ensuite which wouldn't be out of place in a five star hotel. Cleverly, an internal sliding door allows for the principal bedroom to be split into its own "wing" - alongside the second bedroom - adding yet more flexibility to this wonderful versatile home. Bedrooms two and three are well-served by the central family bathroom, boasting every bit as much character and style as the rest of the home.

Whilst the front of this home offers the space for a large sweeping driveway, and further outside storage, the rear garden is a lovingly landscaped haven of elegance with a firm focus on family practicality. The sheltered sun terrace projects seamlessly from the kitchen/dining room, the perfect space for creating memories with outside dining, evening drinks and of course barbecues with friends and family. Steps lead to the sprawling manicured and fully enclosed lawn.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



# Postwick

IN NORFOLK  
IS THE PLACE TO CALL HOME



A charming village, Postwick is located near Norwich and nestled amidst beautiful countryside and scenic landscapes.

Postwick Wharf is a delightful spot for relaxation and nature appreciation. Take a picnic and enjoy riverside views, go for a walk along the riverbank, or simply sit and watch boats pass by. It's an idyllic spot to unwind and soak in the tranquility of the countryside.

The village offers a tranquil retreat for those seeking to immerse themselves in nature while being close to the vibrant city life of Norwich.

All Saints church offers an historic and visually stunning building, with remarkable architecture, intricate glass windows, and serene atmosphere.

Take a leisurely stroll through Postwick Grove, a picturesque woodland area offering scenic walking paths. Explore the trails, breathe in the fresh air, and enjoy the beauty of nature. The Grove is particularly enchanting during spring when wildflowers bloom and create a vibrant tapestry of colors.

Located along the banks of the River Yare,

Postwick's proximity to Norwich offers an opportunity to explore the vibrant city and its attractions. Norwich boasts a rich history, including a magnificent cathedral, medieval streets, and a well-preserved castle. Visit museums, art galleries, boutique shops, and cafes, or attend a show at one of the city's theaters. Norwich provides an exciting blend of modern amenities and historical charm.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

With its enchanting beauty, and close proximity to Norwich, along with the Norfolk Broads, Postwick offers a delightful destination for a life in the country...



Note from Sowerbys



Our clients have enjoyed a village location, within easy reach of Norwich.

“In the peaceful surrounds of 10 Oaks Lane, it's hard to believe the city is only a short drive away.”

SOWERBYS



**SERVICES CONNECTED**

Mains water, electricity and drainage. Electric heating.

**COUNCIL TAX**

Band C.

**ENERGY EFFICIENCY RATING**

F. Ref:- 0133-2867-7169-9505-7125

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

**TENURE**

Freehold.

**LOCATION**

What3words: ///ringside.cookie.vine

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# SOWERBYS



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