



High Green, Great Moulton, Norwich, NR15 2HN

Guide Price £550,000 - £575,000



01508 531331

www.whittlebyparish.com

Property Features

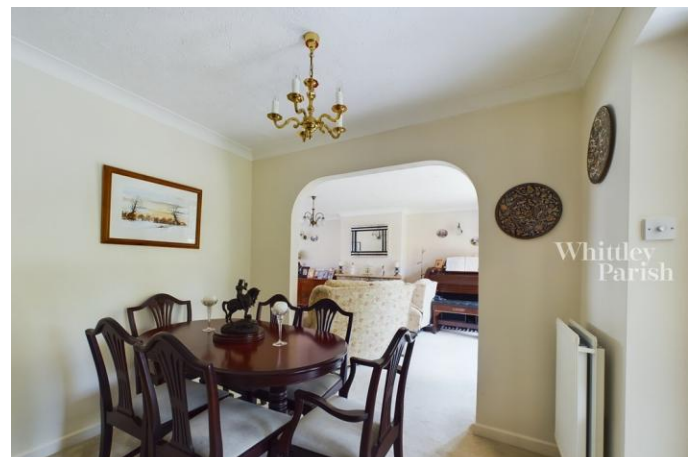
- Guide price £550,000 to £575,000
- 3 reception rooms
- 5 bedrooms
- 1/4 acre plot
- Double garage
- Drainage - mains
- Heating - oil ch
- Council Tax Band E
- Freehold
- Energy Efficiency Rating TBC.

Full Description

Waverton House is a stylish four/five bedroom detached house set on a generous plot of approximately 1/4 acre (STS). On entering the light and airy reception hallway doors lead off to an attractive sitting room with garden views and leading onto the formal dining room and garden room, a substantial family kitchen/breakfast room and an office/ground floor bedroom. The staircase to the first floor leads to four bedrooms and the family bathroom. Set in an enviable plot, the property is set well back from the road with a shingle drive offering ample parking leading to a detached brick built double garage.

To the rear the property enjoys a well maintained established garden mainly laid to lawn with a range of mature plants and shrubs. A covered pergola leads to a further garden area with a greenhouse, timber shed and a detached garage all included in the sale.

Located within the favourable village of Great Moulton, (adjoining the village of Aslacton) the property is found along High Green surrounded by similar attractive and individual properties of different eras. The villages are found within the idyllic and unspoilt rural countryside of south Norfolk and have proved over the years to have been a popular location by local homeowners. The village of Long Stratton is within easy reach lying just three miles to the east and offers a wide array of many day to day amenities and facilities whilst the historic town of Diss offers a more extensive range of amenities and facilities (some 8 miles to the south) and with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.



ENTRANCE HALL

A pleasing first impression with stairs to first floor landing, understairs cupboard and doors to the kitchen, dining room and:-

SITTING ROOM

A lovely light and airy room with double aspect views, feature york stone fire surround with oak mantle over, sliding double doors out to the rear garden and patio area, archway through to:-

DINING ROOM

With ample space for a six seater table and chairs and with double doors through to the:-

GARDEN ROOM

A delightful room with with twin sliding double doors and panoramic views over the gardens beyond.

KITCHEN/BREAKFAST ROOM

Fitted with an extensive range of wall and base units with worksurfaces over, eye level electric double oven, ceramic hob with extractor fan over, sink unit with mixer tap, plumbing and space for dishwasher, space for upright appliance, tiled floor, space for table and chairs overlooking the rear garden and door to:-UTILITY ROOM

With continued tiled flooring, plumbing for washing machine, stainless steel sink unit with mixer tap, floor standing oil fired boiler, door to rear garden.

BEDROOM FIVE/OFFICE

Currently being used as an office but gives useful ground bedroom facilities if required.

CLOAKROOM

Located next to the ground floor bedroom and with close coupled WC and handwash basin with vanity unit beneath.

FIRST FLOOR LANDING

With access to the part boarded loft space, door to airing cupboard and doors to all bedrooms.

BEDROOM ONE

An excellent main bedroom with a vast range of built-in wardrobes, double aspect windows and door to:-

ENSUITE

With double shower cubicle, pedestal handwash basin and WC.

BEDROOM TWO

Found to the front of the property and being another generous room with the benefit of built-in wardrobe.

BEDROOM THREE

Another double bedroom again with built-in wardrobe and with views over the rear garden.

BEDROOM FOUR

With rear aspect window.

BATHROOM

Four piece suite comprising of panelled bath with mixer shower attachment, handwash basin with vanity unit beneath, WC and bidet.





Floor 0

Approximate total area⁽¹⁾
1603.14 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Our Ref: L01000

Beatrix Potter Cottage
The Street
Long Stratton
Norwich
NR15 2XJ

www.whittleparish.com
longstratton@whittleparish.com
01508 531331

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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