

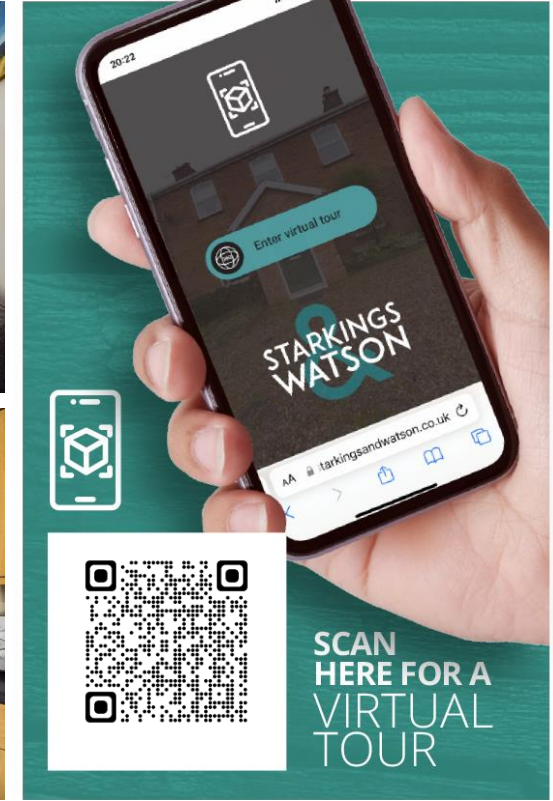
THE OLD SCHOOL

# Kirby Road, Kirby Bedon NR14 7DS

Freehold | Energy Efficiency Rating : F

To arrange an accompanied viewing please pop in or call us on 01508 356456

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Semi-Detached Character Cottage
- Updated & Modernised Interior
- Sitting/Dining Room with Wood Burner
- Hall Entrance with Cloakroom
- Fitted Kitchen & Laundry Space
- Three Bedrooms
- Courtyard Gardens
- Garage & Parking

#### IN SUMMARY

This semi-detached CHARACTER COTTAGE occupies a RURAL NON-ESTATE SETTING just minutes away from the A47 and Norwich City Centre. With FIELD VIEWS to front, PARKING and a GARAGE to rear, this UPDATED and MODERNISED home is ready to move in! The COURTYARD GARDENS are perfect for EASY MAINTENANCE, but enough space for OUTSIDE ENTERTAINING. The accommodation includes a HALL ENTRANCE, 25' SITTING/DINING ROOM with a feature fire place and WOOD BURNER, open plan MODERN FITTED KITCHEN and W.C. Upstairs, THREE BEDROOMS lead off the landing, with a range of STORAGE CUPBOARDS and the family bathroom. Various works have been completed in recent years including the addition of AIR SOURCE HEATING to some rooms, works to the fabric of the building including roofing, and an overhaul of the septic tank.

#### SETTING THE SCENE

Fronting the Kirby Road, timber panel fencing encloses the front garden, with a shared hard standing driveway leading to the parking and garages.

Overlooking open fields, the gardens offer a gated access to the entrance porch.

#### THE GRAND TOUR

The uPVC double glazed entrance door takes you to a porch entrance, with a further door to the main entrance hall. Finished with fitted carpet, the stairs lead to the first floor, with storage under and doors to the main living spaces. There is ample coat and shoe storage space, along with a wall mounted electric heater. Heading into the sitting/dining room, an angled brick built fire place helps to separate the two sections, with a cast iron wood burner, wall mounted air source heating system, space for a desk, soft furnishings and a dining table. The kitchen is open plan, and offers ample storage with modern wall and base level units, space for a cooker and white goods, and a window to side. Lastly, the W.C is tucked away, with storage built-in. Upstairs, storage can be found on the landing, with three bedrooms leading off. These are accompanied by the family bathroom which includes a three piece suite, tiled walls and a shower over the bath.

#### THE GREAT OUTDOORS

The lawned front garden is private and enclosed, benefiting from the south sun. With an area of patio, various planting can be found, with potential to include a shed or green house. The shared drive leads to the side, where off road parking can be found for two vehicles, along with a single garage with double doors to front.



To arrange an accompanied viewing please call our Poringland Office on **01508 356456**



#### OUT & ABOUT

Kirby Bedon is a small hamlet situated approximately 3 miles south east of Norwich and is close to Poringland, Bramerton and Framingham Pigot. Poringland itself offers every amenity a family could need, including doctors, dentist, shops, schools and regular bus links to Norwich. Still a rural village, various walks and parks can be enjoyed, with various other villages and hamlets close by with further walks and public houses.

#### FIND US

Postcode : NR14 7DS

What3Words : ///glare.wire.second

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The property utilises a private septic tank for drainage.

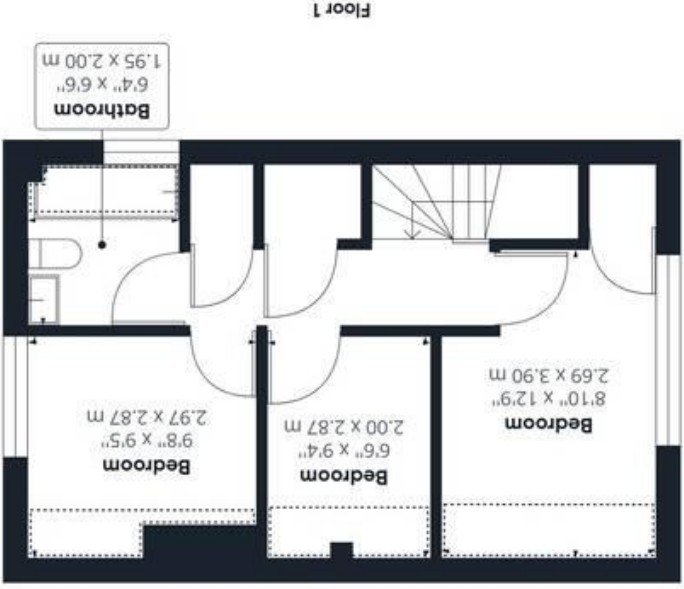
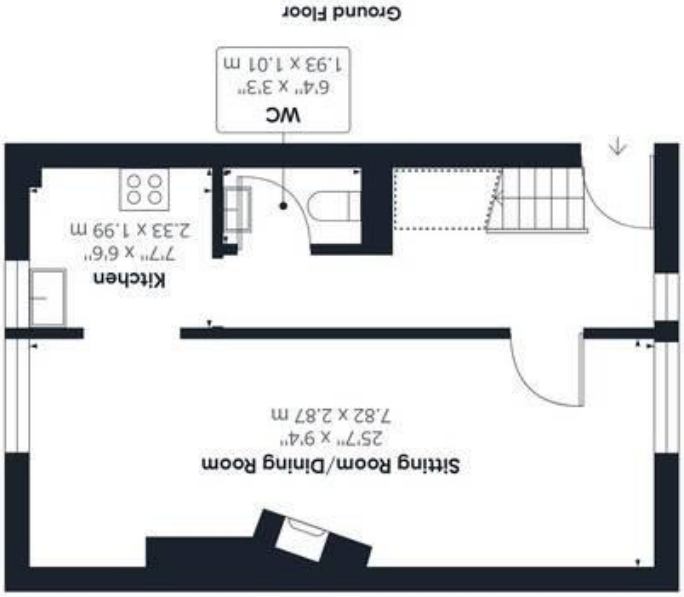
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Price:



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Approximate total area<sup>(1)</sup>

771.07 ft<sup>2</sup>  
 71.63 m<sup>2</sup>

Reduced headroom

73.27 ft<sup>2</sup>  
 6.81 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

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.