

CHURCH ROAD

# Cantley, Norwich NR13 3SN

Freehold | Energy Efficiency Rating : E

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

# FOR SALE PROPERTY



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- Extended & Modernised Semi-Detached Home
- Two Reception Rooms
- Modern Kitchen/Breakfast Room
- Separate Utility Room & Modern Family Bathroom
- Three Bedrooms & En Suite
- Private Gardens
- Ample Parking & Gated Driveway
- Walking Distance to Train Station

#### IN SUMMARY

NO CHAIN. Having been EXTENDED and MODERNISED, this semi-detached home occupies a sizeable 0.11 ACRE PLOT (stms), with a REFURBISHED and MODERNISED interior, extending to 1000 Sq. ft (stms). The accommodation is FLEXIBLE and OPEN PLAN, with a HALL ENTRANCE leading to the TWO RECEPTION ROOMS. The main sitting room is a 12' roughly square room, with the 15' dining/family room offering an extension to the living space, or room for FORMAL DINING. The KITCHEN forms part of the extension with a VAULTED CEILING and VELUX WINDOWS - allowing for great natural light, a full RANGE of INTEGRATED APPLIANCES and a built-in breakfast bar. An inner hall leads to the LUXURY FAMILY BATHROOM with a separate shower and bath, along with BUILT-IN STORAGE, and a UTILITY ROOM which allows for LAUNDRY SPACE. Upstairs, THREE BEDROOMS lead off the landing, including the main bedroom with an EN SUITE SHOWER ROOM. Outside, the gardens include a large PATIO and main lawned garden - perfect for a family.

#### SETTING THE SCENE

Set back from the road, mature hedging encloses the shingled frontage, with ample parking and turning space. Gated access leads to the side of the property, which in turn opens to the rear garden.

#### THE GRAND TOUR

Heading inside, the hall entrance has been newly plastered and the replacement electric fuse is above the door. Stairs lead to the first floor with storage below, and space for coats and shoes. The first door takes you to the sitting room, finished with fitted carpet and a uPVC double glazed window to front. The second reception room is open plan to the kitchen, and is undergoing final decoration. The kitchen extension creates a fantastic open plan space, with a vaulted ceiling, recessed spotlights and Velux windows. With a matt grey finish and wood effect work surfaces, the electric ceramic hob is inset, and an eye level electric double oven is built-in. A built-in breakfast bar and integrated dishwasher can be found, with space for a fridge freezer. A door leads off to a separate utility room where there is space for laundry appliances. Wood effect flooring runs under foot, and French doors take you out to the garden. The family bathroom has been completed with a modern four piece suite, comprising a separate bath and shower, and storage under the sink unit. Upstairs, the three bedrooms lead off, with built-in storage to one of the rooms. The en suite shower room leads off the main bedroom, with attractive aqua board splash backs.



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### THE GREAT OUTDOORS

The rear garden offers a mixture of lawn and paving, with enclosed fenced and hedged boundaries. The garden is mainly laid to lawn, and offers a great family friendly space. A timber five bar gate opens to the driveway.

### OUT & ABOUT

Cantley sits to the East of the City of Norwich, with the village being tucked away in the Norfolk Countryside but located within only four miles of both Acle and Brundall. The village itself offers a small range of amenities including a railway station, local public houses and restaurants and a Primary School. Being close to both Acle and Brundall means there is easy access to a variety of local shops, surgeries and of course the leisure activities associated with the Norfolk Broads.

### FIND US

Postcode : NR13 3SN

What3Words : ///fallback.agency.tall

### 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:



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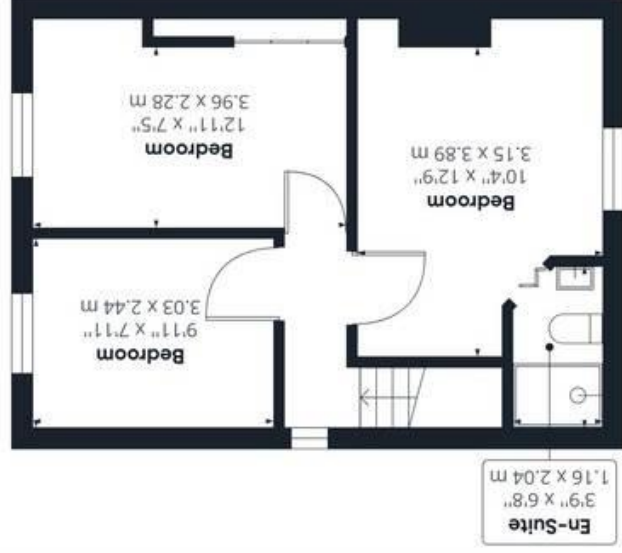
GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
 1001.20 ft<sup>2</sup>  
 93.01 m<sup>2</sup>  
 Reduced headroom  
 10.23 ft<sup>2</sup>  
 0.95 m<sup>2</sup>

Floor 1



Ground Floor

