

OAK GROVE

Horsford, Norwich NR10 3DR

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY

A hand holding a smartphone. The screen shows the Starkings & Watson virtual tour app. The app has a dark background with a house icon and the text "Enter virtual tour" and "STARKINGS & WATSON". The URL "tarkingsandwatson.co.uk" is visible at the bottom of the screen. A QR code icon is shown to the left of the phone.

QR code to be added when available.

SCAN HERE FOR A VIRTUAL TOUR

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STARKINGS & WATSON

- Extended & Modernised Detached Home
- End of Cul-De-Sac Position
- Wrap Around Secluded Gardens
- Open Plan Living
- Large Conservatory/Dining Room
- Four Bedrooms
- En Suite & Family Bathroom
- Integral Double Garage with Utility

IN SUMMARY

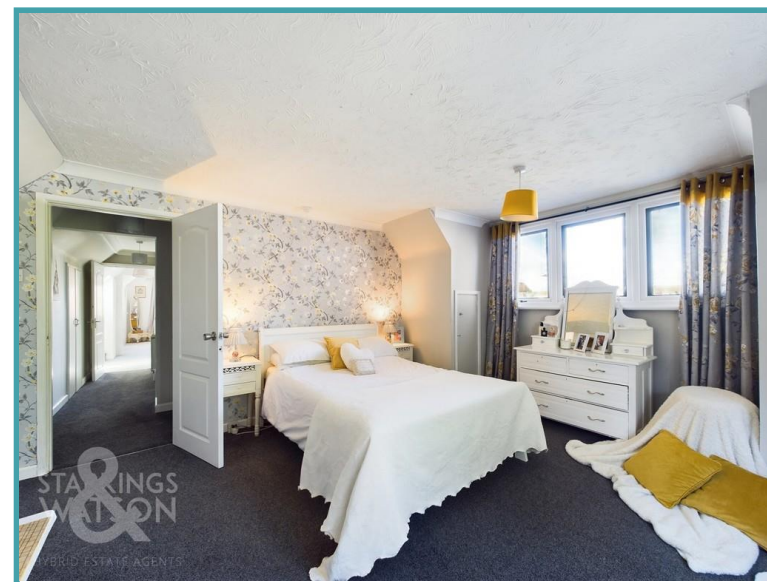
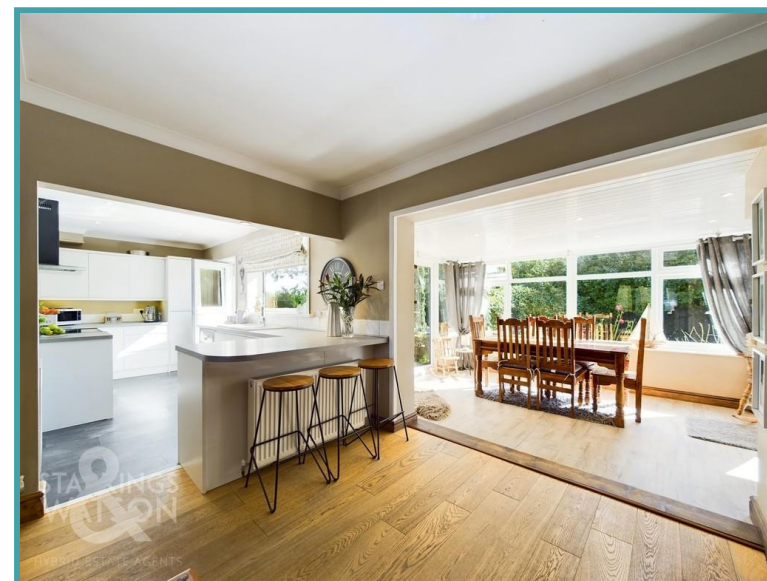
This detached family home occupies a GREEN and LEAFY SETTING siding onto fields, with over 1900 Sq. ft (stms) of internal accommodation, with WRAP AROUND GARDENS, ample parking and two integral GARAGE spaces. The INTERNAL LAYOUT is mainly OPEN PLAN, with a WOOD BURNER in the main living space which heats through into the kitchen and conservatory. With a WEALTH of POSSIBILITIES, the property includes a large hall entrance, BEDROOM/STUDY and adjacent bathroom which is ideal for GROUND FLOOR LIVING or ANNEXE OPTIONS, with the CONSERVATORY/DINING ROOM finished with a WARM ROOM for all round use. BASKING in NATURAL LIGHT, the sitting room extends to over 21', with a UTILITY ROOM also downstairs. Heading up, THREE DOUBLE BEDROOMS lead off the landing, with various EAVES STORAGE and an EN SUITE SHOWER ROOM. The GARDENS include areas of lawn and planting, along with a SUMMER HOUSE for outside entertaining.

SETTING THE SCENE

Located at the end of the cul-de-sac the property stands proud with a large driveway providing off-road parking for several vehicles. Fantastic mature planting can be found to front which offers seclusion to the property, with gated access leading to the rear garden.

THE GRAND TOUR

Heading inside the main entrance door you are immediately greeted by a spacious easy to maintain entrance hall with wood flooring underfoot and stairs to the first floor landing. Doors lead to the main reception spaces whilst on your left a ground floor bedroom/study can be found with French doors to side and wood effect flooring underfoot. This versatile room offers a pleasant green outlook to front and a range of built-in storage. Adjacent to the ground floor bedroom/study is a white three piece bathroom suite with a shower over the bath and tiled walls - ideal for guests. Back into the entrance hall a part glazed door takes you into the kitchen space which is open plan and wraps around to the main sitting/dining area. The kitchen offers a modernised range of storage units with a white contemporary finish and square edge work surfaces. The kitchen includes space for a range style cooker with tiled splashbacks, whilst an integrated fridge/freezer is included along with space for a dishwasher. A breakfast bar sweeps around and into the sitting area where a feature wood burner stands proud in the centre of the room. The room is a fantastic size with a further door back into the entrance hall and a window to front which enjoys views up Oak Grove. An opening takes you into the conservatory/dining room which is also of fantastic proportions and size with wood effect flooring underfoot and a warm roof above with recessed spotlighting. Full height glazing can be found to one end with sliding doors onto the garden whilst the French doors open onto the main rear garden. A stable door takes you into a utility space with room for laundry appliances and an American style fridge/freezer, whilst being easy to maintain with part tiled walls and heated towel rails. Leading from the utility room a door takes you into part of a storage garage with up and over door to front, with the other garage self contained and adjacent. The main living space is an entertainers dream given its overall condition and size, offering complete versatility as to how the space is used.



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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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Back into the entrance hall stairs rise to the first floor where other storage can be found in the rear eaves of the property and doors lead to the three bedrooms. Starting in the main bedroom at the far right hand side of the landing this bright and sunny room offers extensive storage built into the eaves and a lobby/dressing area which also provides access to the en-suite shower room. The en-suite has been updated and modernised in recent years with attractive tiling and a heated towel rail. The second and third bedrooms also offer a range of storage with the larger being dual aspect with attractive views over the garden and to the front of the property.

THE GREAT OUTDOORS

Occupying an end of cul-de-sac and corner position, the extensive gardens wrap around to both sides and the rear of the chalet. Extensive planting and shrubbery can be found with three distinct sections to the garden. Firstly when you leave the conservatory to the right a shingled garden can be found with a timber built summerhouse extending the living space, with an area of working garden and storage to the side of the property. To the rear of the conservatory a wildlife pond and planting can be found with a gated access to the main lawned garden which sides onto open fields. Further extensive planting and trees can be found with an area of patio and further outbuildings to the far corner. The integral garages offer a range of storage with one being slightly smaller than a single with an up and over door to front and access to the utility room, with the second garage being self-contained and a long single garage.

OUT & ABOUT

Situated in Horsford, a popular village, which lies to the North side of Norwich, offering a range of local amenities including Village School and Hall, recreation ground, local shopping facilities and bus services to Norwich. The village is highly sought after, and benefits from access to the Broadland Northway which connects to the A47 for Norwich, Yarmouth and also onto the A11 for access to London.

FIND US

Postcode : NR10 3DR

What3Words : ///increased.buildings.pills

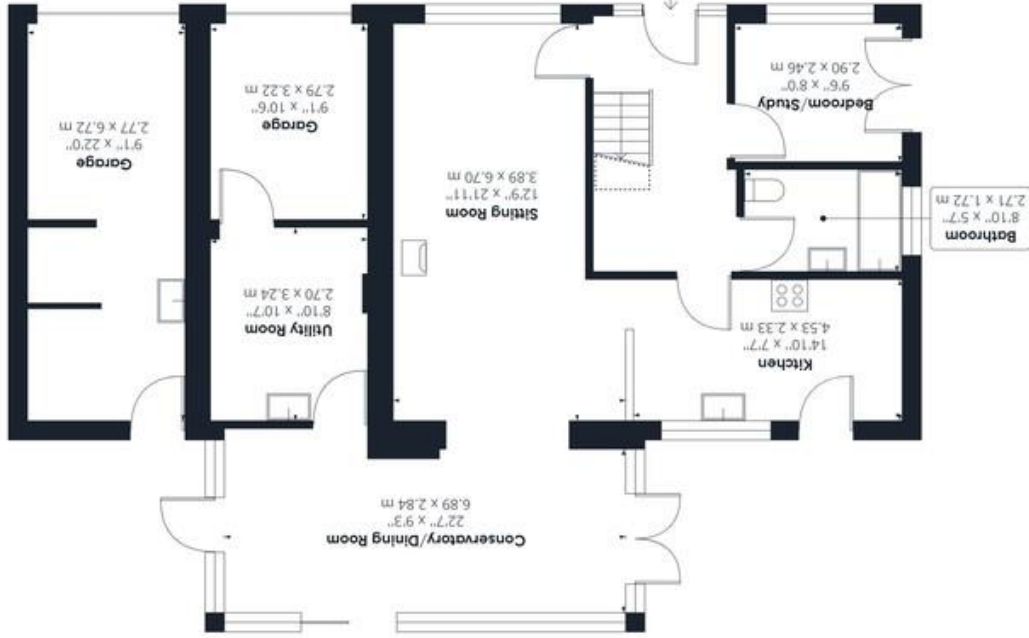
VIRTUAL TOUR

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

Floor 1 Building 1



Ground Floor Building 1



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 (1)
1901.18 ft²
176.63 m²
Reduced headroom
34.98 ft²
3.25 m²