

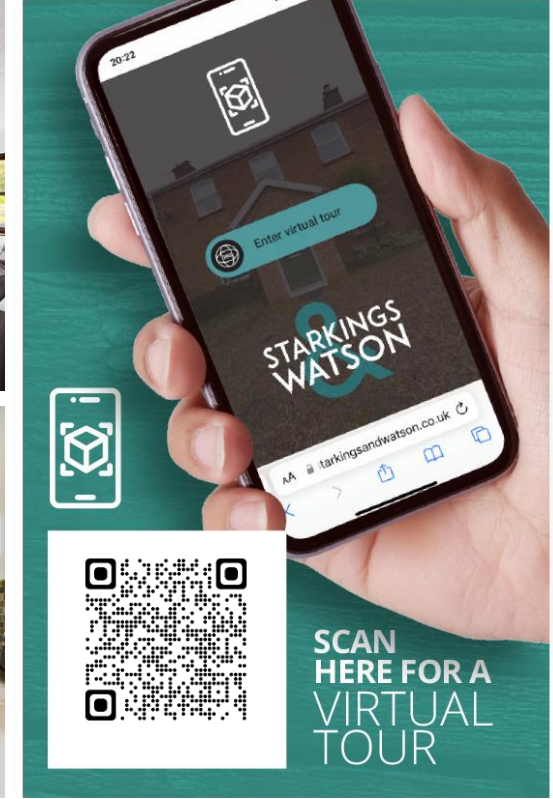
SOUTH WALSHAM ROAD

**Upton, Norwich NR13 6BU**

Freehold | Energy Efficiency Rating : TBC

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**STARKINGS  
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- Rural Setting with 0.29 Acre Private Plot (stms)
- Detached Family Home with Annexe
- Field Views to Rear
- Over 3060 Sq. ft with Three Reception Rooms
- Open Plan Kitchen/Breakfast Room
- Five Double Bedrooms
- Full Annexe with One Bedroom
- Integral Double Garage & Large Drive

#### IN SUMMARY

With over 3060 Sq. ft (stms) of accommodation, this DETACHED FAMILY HOME and SELF CONTAINED ONE BEDROOM ANNEXE occupies a 0.29 ACRE (stms) NON-ESTATE PLOT, with a double garage and large driveway. With an ADAPTABLE LAYOUT for all inclusive accommodation or independent living, the property includes options for HOME WORKING and INCOME GENERATION. Whether for day to day living or ENTERTAINING FRIENDS and FAMILY, the porch and hall entrance are sure to wow, with a guest W.C, sitting room with WOOD BURNER, 18' KITCHEN and 16' DINING ROOM which could separate into two rooms if needed. The ANNEXE KITCHEN has also been a utility room, and provides access to the 18' ANNEXE SITTING ROOM, bedroom, conservatory and bathroom - all with their own SELF CONTAINED ACCESS. Upstairs, the GALLERIED LANDING is an IMPRESSIVE SPACE leading to FIVE BEDROOMS - with the PRINCIPAL BEDROOM being of 18' with wardrobes and an EN SUITE. The FAMILY BATHROOM includes a separate bath and shower.

#### SETTING THE SCENE

With a brick walled front boundary, views can be enjoyed across the fields opposite, with a large shingle driveway providing ample parking. With high level hedging and mature trees ensuring a green and leafy feel, there are planted borders, a timber shed and screened working area.

The double garage is accessed via twin sets of double doors, and this is integral to the main house. The annexe can be accessed down the right hand side, independently of the main property if needed.

#### THE GRAND TOUR

Heading inside, a tiled entrance porch with exposed brick work greets you, a spacious room to meet and greet. A further door leads to the entrance hall with the stairs wrapping around to the galleried landing, with storage under. With easy to maintain flooring and neutral décor, doors lead to the main reception rooms, starting with the sitting room. With dual aspect views, a window faces to front and French doors to rear. The brick built feature fire place includes a cast iron wood burner to create that cosy country feel. Back into the hall, a guest W.C can be found, with a two-piece suite, feature bowl hand wash basin, storage, and a heated towel rail. An internal door leads to the double garage, with a door opposite into the kitchen/breakfast room. With views over the rear garden, the kitchen includes extensive storage and an island, with space for a Range style cooker, and integrated appliances including a fridge freezer and dishwasher. Two doors lead off the hall into the dining room, once two room and now a larger open plan living space, there is still potential to split the room should a separate ground floor study be needed. An internal door leads into the annexe section of the property, however this space seamlessly integrates into the main house if needed. The kitchen has doubled as a utility room, including an electric ceramic hob and oven, space for white goods, and an independent side access. An opening leads to an inner hall, with a further full family bathroom including a shower over the bath. The annexe sitting room was once a games room, with wood flooring under foot, and dual aspect views. Doors lead off to a double bedroom and conservatory, where French doors lead you to the private annexe garden. Upstairs in the main house, the galleried



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landing leads to all the five double bedrooms. With attractive views from each bedroom, they are all finished with double glazing, radiator and fitted carpet. The principal bedroom is large in size, with a range of bespoke built-in wardrobes, eaves storage and a spacious en suite shower room which offers an attractive split-level finish with a heated towel rail. The family bathroom serves the other bedrooms, finished with a modern four piece suite, with a double shower cubicle and Aqua-board splash backs, extensive storage and a heated towel rail.

#### THE GREAT OUTDOORS

With a 0.29 acre plot (stms), the gardens are located to the rear, and have been cleverly designed to allow for separation between the main house and annexe. Private and well maintained, the gardens include extensive planting, with a large patio sweeping across the rear of the property for summer entertaining. A timber shed offers storage, with various fruit trees, raised beds and side access. The annexe garden is low maintenance, with a central shingled area, patio and further planting.

#### OUT & ABOUT

The Broadland Village of Upton is located East of the Cathedral City of Norwich, and provides excellent transport links via the A47 and by rail at the nearby village of Acle. Upton is pleasantly situated with a village shop and community owned pub, between South Walsham and Acle which both have an abundance of amenities including Village Shops, Post Office, Schools, Dentist and Public Houses.

#### FIND US

Postcode : NR13 6BU

What3Words : ////sulk.welfare.glorified

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The property is located close to a commercial farm business and workshop. The current vendors have lived at the property for some 20 years and have had no concerns in this time.

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

3062.82 ft<sup>2</sup>  
 284.55 m<sup>2</sup>

Reduced headroom  
 1.01 ft<sup>2</sup>  
 0.09 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.

