

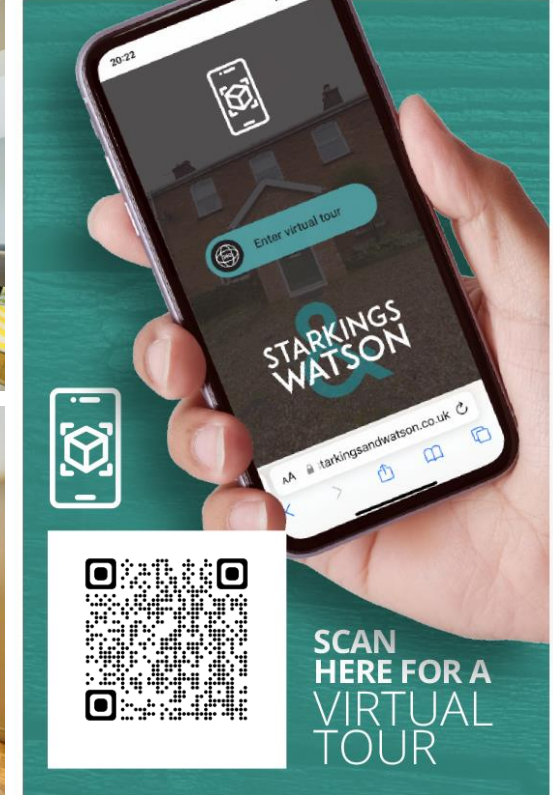
BROOK STREET

# Buxton, Norwich NR10 5HF

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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- Detached Family Home
- Complete Re-Model/Renovation
- Finished To A High Specification
- Excellent Village Location
- Open Field Views To Rear & 0.22 Acre Plot (stms)
- Large Open Plan Family Kitchen
- Three Double Bedrooms & Two Bathrooms
- Driveway Parking & Detached Garage

#### IN SUMMARY

A STUNNING BESPOKE DESIGNED and COMPLETELY RE-MODELLED HOME on the OUTSKIRTS of the POPULAR VILLAGE of BUXTON. Having been entirely renovated during its current ownership this DETACHED CHALET STYLE FAMILY HOME offers EXCEPTIONAL accommodation with a flexible layout suitable for a wide range of purchasers with a plot extending to approx. 0.22 ACRES (stms) and backing onto OPEN FIELDS. The property has really been thought about with Cat 5 wired to each room as well as being cabled for TV and a smart 'Hive' heating and lighting system. The accommodation in short comprises; THREE GENEROUS BEDROOMS over two floors, a study room, downstairs shower room, EN-SUITE BATHROOM, sitting room with woodburner, HIGH SPEC KITCHEN with open plan DINING/FAMILY ROOM as well as utility room. There is also further scope in the loft to create more bedrooms if required. Externally, there are wonderfully LANDSCAPED GARDENS, DRIVEWAY PARKING & DETACHED GARAGE.

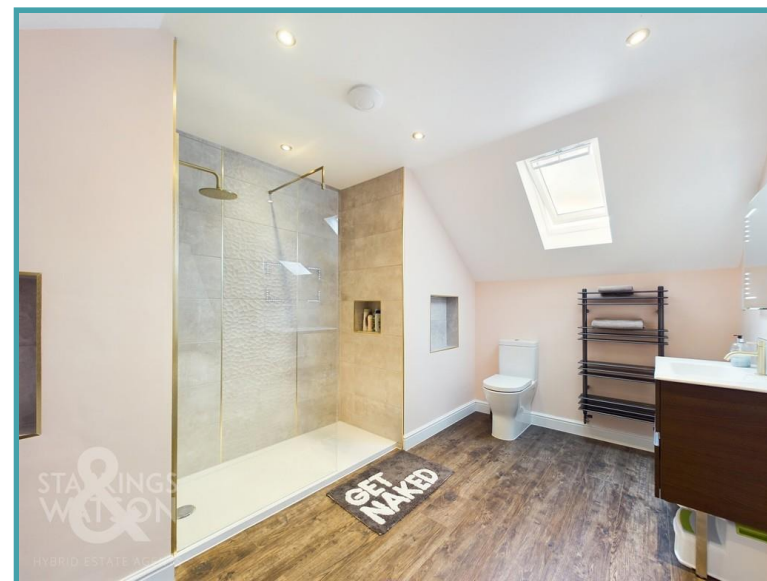
#### SETTING THE SCENE

The property is approach via Brook Street on the edge of the village of Buxton via a low level brick wall leading onto the brickweaved driveway measuring in excess of 150 SQ M (stms) providing plenty of driveway parking for

a number of vehicles. Within the front driveway you will find a detached 'one and a half' sized garage which has been fully insulated with electric up and over door to the front, power and lighting and personnel door to the rear. There is side access from the front to the rear garden on both sides with a side door also to the utility from the driveway. You will also find the external oil fired boiler to the front.

#### THE GRAND TOUR

Entering via the main entrance door to the front you will find a very welcoming entrance hallway with herringbone style 'Karndean' flooring, built in coat cupboard and stairs to the first floor landing and a w/c cloakroom. The ground floor double bedroom is the first room to the right overlooking the rear garden, you will then find the study room/office adjacent. On the other side of the hallway is the main sitting room with woodburner set within a brick built fireplace and large windows overlooking the frontage. Also found on the ground floor there is a well fitted shower room with large double walk in shower with rainfall attachment. The rear of the house is where the accommodation really comes alive with the marvellous open plan dining / family room and kitchen. The reception space offers oak wood flooring and large sliding doors onto the rear patio as well as cylindrical feature woodburner. Open plan to the high spec kitchen you will find a range of modern units with Quartz worktops as well as breakfast bar. There are a range of integrated units with double NEFF ovens and induction hob as well as fridge/freezer, instant boiling tap and wine fridge. Via a sliding door there is also a lovely utility space ideal for coming in from the garden with muddy boots. The utility offers a further range of units with space for all further white goods and access to the side.



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Heading up to the first floor landing you will find a vaulted ceiling creating a sense of drama and space as well as built in storage. To the front there is a comfortable double bedroom and to the rear there is a fantastic master room with wonderful views of the garden and fields beyond. From the bedroom you will find access to the eaves which could be converted to create further accommodation as well as a feature en-suite bathroom. The en-suite offers a roll top bath as well as large double walk in shower with rainfall attachment. The house benefits from all new aluminium double glazed windows and doors as well as new oil fired central heating.

### THE GREAT OUTDOORS

The stunning landscaped rear garden measures in excess of 40 Meters with the plot extending to approx. 0.22 Acres (stms). The garden benefits from backing directly onto open fields as well providing a wonderful rural backdrop. The garden itself starts with a stunning landscaped sunken granite paved patio leading directly from the house providing the perfect spot for outside parties and gatherings. There is a low level wall and steps leading up to the main section of garden which is then laid to lawn. Within the garden you will find a Greenhouse (available by separate negotiation), vegetable beds and a specially created children's play area (playhouse available by separate negotiation) with bark. The garden is fully enclosed with timber fencing.

### OUT & ABOUT

The property is situated on the outskirts of Buxton, a popular village situated approximately 12 miles north of Norwich, between Aylsham and Wroxham on the Norfolk Broads, and within easy reach of Norwich International Airport. Amenities in the village include a primary school, fish & chip shop, two public houses, a post office/general convenience store and a village hall.

### FIND US

Postcode : NR10 5HF

What3Words : ///typically.shortage.alleyway

### 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 bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area (1)

1785.35 ft<sup>2</sup>  
165.86 m<sup>2</sup>

Reduced bedroom  
85.05 ft<sup>2</sup>  
7.90 m<sup>2</sup>

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