

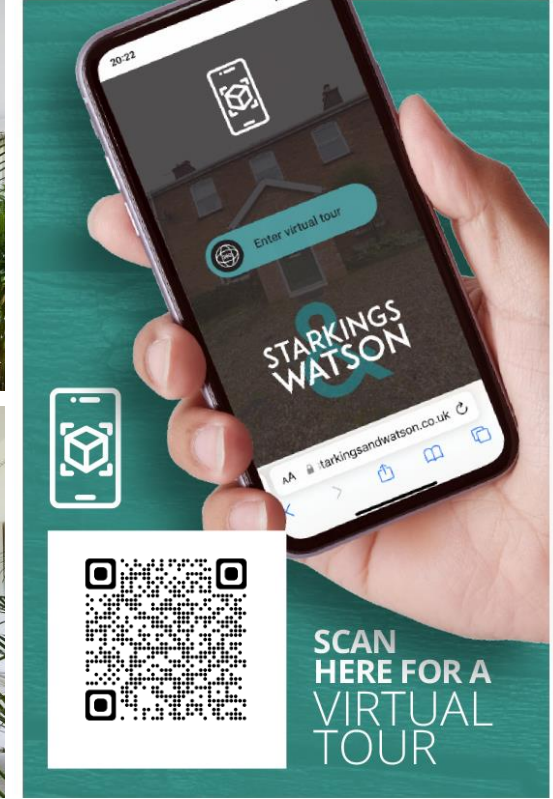
CHURCH ROAD

Cantley, Norwich NR13 3SL

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



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- Rural Village Setting Close to Train Station
- Modern Build with Underfloor Heating
- Integral Utility/Garage with Potential
- Non-Overlooked Rear Garden
- Open Plan Living with Large Kitchen Island
- Three Double Bedrooms
- Main Bedroom with En Suite & Dressing Room
- Family Bathroom & Cloakroom

IN SUMMARY

Situated in a RURAL NON-ESTATE SETTING close to Cantley Train Station, this DETACHED HOME is PRESENTED in FANTASTIC ORDER, with a GREAT SIZED PLOT and PRIVATE FEEL. With AIR SOURCE HEATING, this MODERN BUILD includes engineered wood flooring with UNDER FLOOR HEATING and a predominantly OPEN PLAN LAYOUT. The accommodation is flexible, starting with a HALL ENTRANCE and STORAGE, W.C, ground floor 13' BEDROOM/STUDY, and the 29' OPEN PLAN KITCHEN, DINING and SITTING ROOM. The main living space offers a LARGE SITTING AREA, a u-shape arrangement of KITCHEN CUPBOARDS, with a breakfast bar and space for a DINING TABLE. The INTEGRAL GARAGE offers a utility space and internal storage. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, with a central FAMILY BATHROOM. The MAIN BEDROOM includes an EN SUITE and walk-in wardrobe, with a further wardrobe/storage to the second bedroom. To the outside, the GARDENS are NON-OVERLOOKED and offer DISTANT VIEWS across the MARSHES.

SETTING THE SCENE

With maturing hedging to the front boundary, a brick weave driveway offers ample off road parking and access

to the integral garage. An area of shingle allows for further parking if needed. The property sits at the end of the road, with a driveway to the left leading to two other properties, and the train line adjacent.

THE GRAND TOUR

Heading inside, the entrance hall opens up with engineered wood flooring and underfloor heating, along with two built-in storage cupboards and the stairs to the first floor with further storage below. The W.C is to your right, a large room which could offer space for coats and shoes. To your left, the ground floor bedroom/study offers a flexible space with pleasant views to front, and again finished with the same wood flooring and under floor heating. A door opens to the large open plan kitchen/living space, a fantastic light and bright room with a neutral décor, two sets of windows and French doors onto the rear garden. Split into three clear sections, the sitting area is to your right, with the dining area to the left - with ample space along with the breakfast bar. The kitchen is formed in a u-shape, with integrated appliances including an electric ceramic hob, electric oven, dishwasher and fridge freezer. Engineered wood flooring and under floor heating runs through the entire space. The garage is integral, and can be used for parking or storage, with a utility area to the rear, including a sink unit, and space for laundry appliances. An electric roller door to front allows for easy access. Heading upstairs, the landing offers storage, with doors leading off, starting with the main bedroom. With views to front, doors lead off, starting with the walk-in wardrobe, and en suite shower room - including a twin head thermostatically controlled rainfall shower with tiled splash backs. The family bathroom sits in the middle of the property, with a similar finish and tiled



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splash backs. The second bedroom is a great size, with front facing views, and a walk-in wardrobe/storage space which offers a variety of uses.

THE GREAT OUTDOORS

The rear garden is a large lawned space, with enclosed timber fenced boundaries. An area of patio leads from the sitting room French doors, whilst gated access leads to the front. Various planting has been introduced, but there is huge potential to landscape the space further.

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 3SL

What3Words : ///bills.peach.birthing

VIRTUAL TOUR

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

AGENTS NOTE

The property is located adjacent to the Cantley village branch trainline.

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.

Excluding balconies and terraces

Approximate total area^m
 1579.98 ft²
 146.79 m²

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