

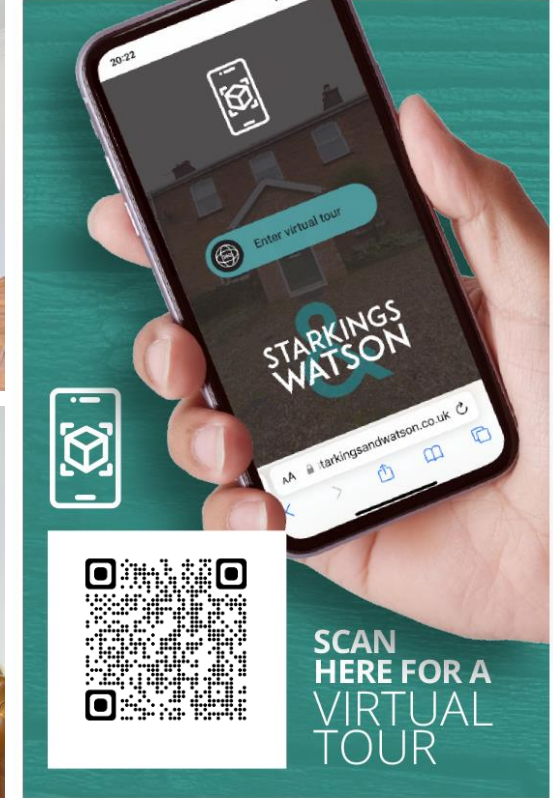
CHURCH CLOSE

# South Walsham, Norwich NR13 6DW

Freehold | Energy Efficiency Rating : E

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

# FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



- Detached Cottage Style Home
- Gated Driveway with Garage
- Landscaped Gardens to Front & Rear
- Dual Aspect Sitting Room & Dining Room
- Hall Entrance with Cloakroom
- Re-fitted Kitchen/Breakfast Room
- Three Double Bedrooms
- Re-fitted Family Bathroom & En Suite

### IN SUMMARY

VENDOR FOUND! This HIGH SPECIFICATION detached COTTAGE STYLE HOME enjoys an ELEVATED PLOT with a GATED DRIVEWAY. Perfectly situated on an EXCLUSIVE DEVELOPMENT of similar properties, there is ample parking and a GARAGE to front. Landscaped GARDENS can be found to front and rear, with the frontage remaining private, and the rear being NON-OVERLOOKED. Inside, a HALL ENTRANCE offers STORAGE under the stairs, with a 20' DUAL ASPECT SITTING ROOM, W.C, dining room which overlooks the rear garden and a BESPOKE SOLID OAK KITCHEN with QUARTZ SURFACES. Heading upstairs, THREE BEDROOMS lead off the landing, with the main bedroom including an EN SUITE SHOWER ROOM, with an adjacent FAMILY BATHROOM. The CENTRAL HEATING BOILER is approximately three years old, with a WATER SOFTENER also installed.

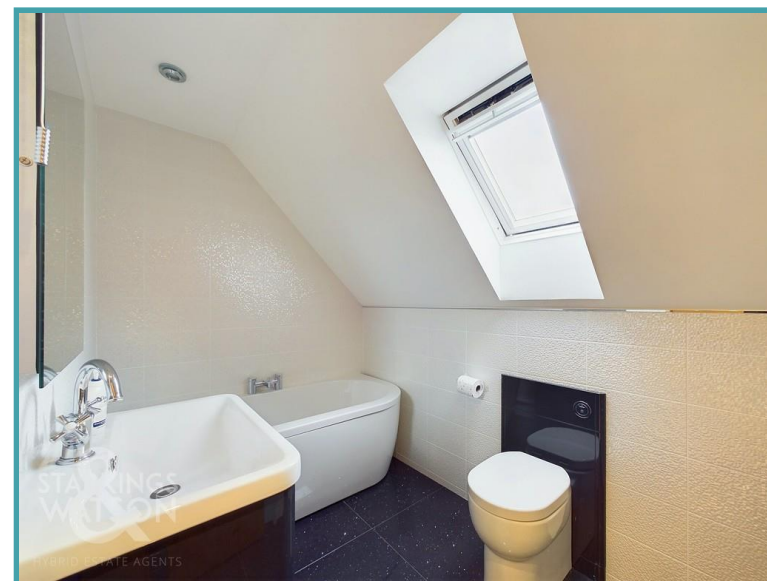
### SETTING THE SCENE

Heading through the timber five bar gates, a shingle driveway offers off road parking and turning space. A landscaped and banked frontage includes a rockery

style finish with mature planting. Steps lead to an area of lawn, with the perfect setting to sit and enjoy the surroundings. The garage is located to front, with double doors opening up for ease of access, with power and lighting inside. Hedged boundaries border the property to one side, with access to the rear.

### THE GRAND TOUR

A warm and welcoming hall entrance is ready to greet you as you enter, with stairs directly opposite and rising up. Storage can be found underneath, whilst smooth coved ceilings create a finished look. Having been updated, the W.C is well finished with tiled walls and a contemporary two piece suite. A heated towel rail and latch and brace door completes the room. Opposite, the kitchen includes a solid oak wood range of storage units, with Quartz work surfaces and an inset electric induction hob with a built-in electric double oven under. A breakfast bar has been created, with integrated appliances including a fridge/freezer and dishwasher. The cupboards include a curved edge design, with tiled splash backs, and a window to front. The reception rooms are formed with a sitting room and dining room, with the sitting room centred around a feature fire place. This neutrally decorated room includes a window to front and French doors to rear. The dining room is finished with wood flooring and a feature wall paper for an eye catching and memorable finish, whilst being perfectly situated next to the kitchen for entertaining. Upstairs, three bedrooms lead off the landing, all immaculately presented, and finished with the solid



To arrange an accompanied viewing please call our Brundall Office on **01603 336556**



wood latch and brace doors. An en suite leads off the main bedroom, with tiled walls and Aqua board splash backs to the shower. Useful storage can be found under the sink, with a heated towel rail also installed. The family bathroom is a similar finish, with a more contemporary range of fittings, including a double ended bath and concealed W.C - with a velux window to front.

### THE GREAT OUTDOORS

The rear garden is landscaped and neatly presented, with a shaped lawn and an area of shingle which runs across the rear of the property, bordered with a brick pattern. A rear patio offers seating space, an area for growing vegetables, and the oil tank which has been screened.

### OUT & ABOUT

South Walsham is situated partly in the Broads national park and is some eight miles from the city of Norwich and two miles from the market town of Acle. The village covers 3,000 acres, has some 350 dwellings, pubs with restaurants, a post office/stores, a church, a nationally renowned water garden attraction, village hall, recreation ground, and an award winning primary school. It has two broads, South Walsham Broad only a 5 minute walk away, a boatyard and a nature reserve.

**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.

### FIND US

Postcode : NR13 6DW

What3Words : ///laces.possible.inkjet

### VIRTUAL TOUR

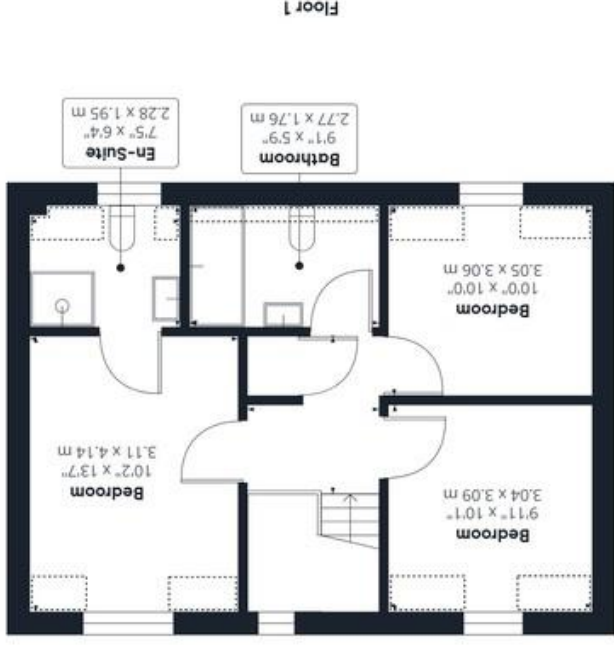
View our virtual tour for a full 360 degree of the interior of the property.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



Approximate total area<sup>m</sup>  
1033.24 ft<sup>2</sup>  
95.99 m<sup>2</sup>

Reduced headroom  
45.84 ft<sup>2</sup>  
4.26 m<sup>2</sup>

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.