



1 Salhouse Road
Panxworth | Norfolk | NR13 6JH

FINE & COUNTRY

BIG SKY COUNTRY



“It feels very rural around this family home, with views stretching far across open fields under the big skies for which Norfolk is famous.

You’ll feel a strong connection to the countryside, watching the wildlife and seeing the seasons change across the farmland, but you never have to go far for shops, schools and more.

You’re midway between Brundall, Acle, Wroxham and Norwich here, close to the Broads and the A47 for easy access around the area.”



KEY FEATURES

- A Modern Detached Family Home overlooking Fields in the lovely Village of Panxworth
- Five Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Area and an En-Suite Bathroom
- Kitchen/Dining Room with Separate Utility, Boiler Room and WC
- Large Vaulted Reception Hall
- Two Reception Rooms and a Study
- Enclosed Rear South Facing Garden overlooking Fields with a Large Patio Area
- Double Garage and Plenty of Parking
- The Accommodation extends to 2,119sq.ft
- Energy Rating: C

This home sits in a truly beautiful position, with far-reaching views all around. A bespoke build by the current owners, it's been finished to a high standard and is a place any family would be proud to call home. Near to Norwich, the coast and the Broads, it's a convenient place to base yourself and you have everything you need within easy reach, yet back at home it's just you and the glorious Norfolk countryside.

A Wonderful Setting

This impressive modern home was built in 2007 by the owners. They jumped at the chance to build an amazing property in a superb location. It's not overlooked, it's quiet and peaceful, you can take in incredible views to the front and rear, with stunning starry skies and breathtaking sunrises and sunsets, there's plenty of wildlife to watch and you'll enjoy a real sense of the changing seasons, watching the farmers in the fields – this is a place that has so much going for it! Recently redecorated and with new flooring, it comes to the market in excellent condition with no work to be done, so you can move in and enjoy every aspect of the lifestyle here, right from the start.





KEY FEATURES

Room For Everyone

The lovely thing about building a bespoke property on a plot of this size is that you can design the layout to be exactly what you want in a modern family home. The owners have cleverly created a lovely sense of openness and a comfortable flow, whilst still providing places where you can tuck yourself away in a quiet corner. This is a home that rises to every occasion, when you're entertaining, when all the family are doing their own thing, when the kids have friends over, when it's time for homework – and when you just want to put your feet up at the end of the day. The large dual aspect sitting room has double doors to the south-facing garden, as does the kitchen breakfast room that leads off it. On the other side of the house there are two further receptions, which means you can work from home, have a second sitting room, a formal dining room, or whatever it is you're looking for. Upstairs, the luxurious master has a dressing room and stunning en-suite with feature freestanding bath. The guest room also has an en-suite, while the other three doubles share the family bathroom – plenty of room for all!

All On The Doorstep

The south-facing garden is sizeable, with plenty of space to soak up the sun on the large patio and for children to play out in the fresh air. It's very low maintenance and easy to care for, so you have time to enjoy it and relax in it, but if you're a keen gardener, there's space to get stuck in. You're one of a small handful of homes along this stretch of the lane, open fields to the front and rear, so while you feel rural, you also feel secure. Hop in the car and you can be at Salhouse, Blofield Heath, Woodbastwick or Ranworth in just a few minutes. If you love nature or going out on the water, it's all so accessible from here. The A47 takes you around Norwich or to Great Yarmouth, while the capital of the Broads, Wroxham, has a great holiday feel and variety of shops, cafes and restaurants, as well as boat hire. There's so much to do in this corner of the countryside, and the city of Norwich is also waiting to be explored and enjoyed.

























INFORMATION



On The Doorstep

The village of Panxworth is ideal for walkers who will delight in a variety of nature trails in the area. Its also close to the famous Norfolk Broads with both Wroxham and Acle only 6 miles away. Both market towns offer schools, shops, pubs, restaurants, a medical centre, post office, library and a weekly market.

“It doesn’t take long to reach Wroxham from here and there’s everything there that you could possibly need. It’s also very easy to get to Norwich as we are just six minutes drive from the A47. From there it is just a short drive to either Norwich or Great Yarmouth.”

How Far Is It To?

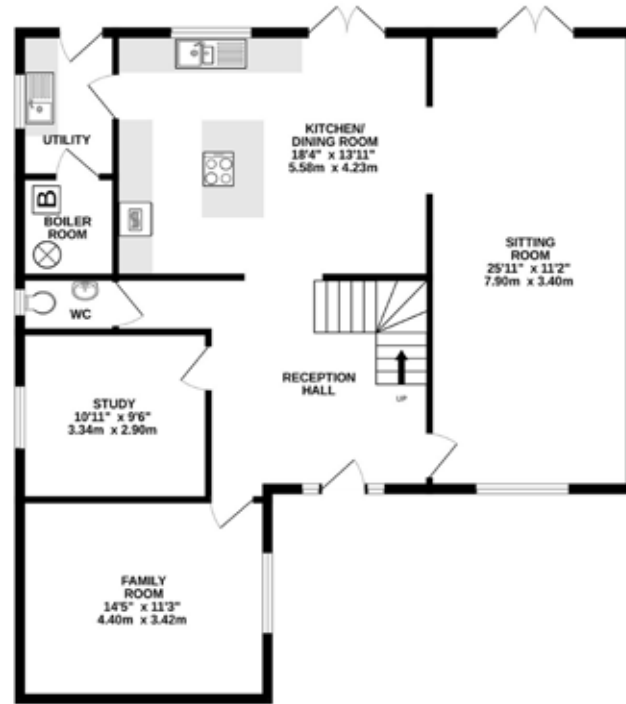
Panxworth lies in between Norwich, which is approximately 10 miles west, and Great Yarmouth, approximately 12 miles east. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport as well as the Norfolk and Norwich University Hospital. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

Directions

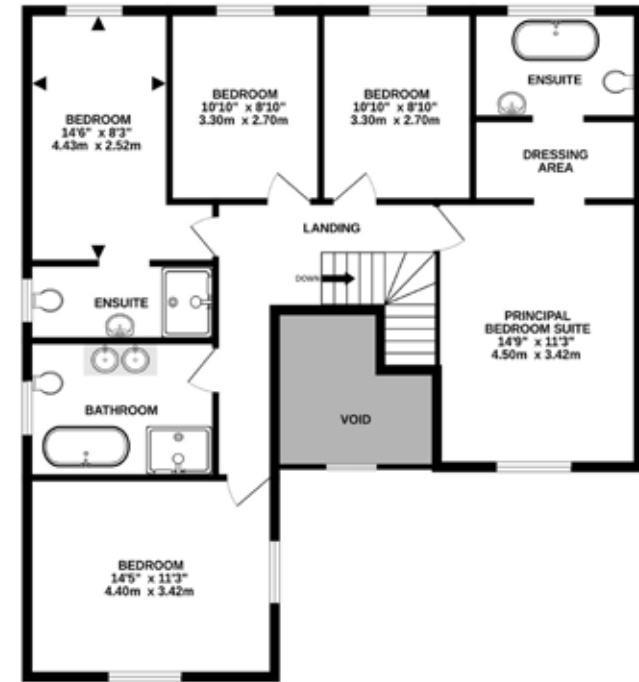
Leave Norwich on the Salhouse Road passing through Rackheath and Salhouse continuing to follow signs for the B1140 to Acle. The property will be found on the right hand side prior to reaching the turning for Hulver Road, clearly signposted with a Fine & Country For Sale board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Mobile Phone Signal - varies depending on network provider, please see www.checker.ofcom.org.uk
Broadband - please see www.checker.ofcom.org.uk
Broadland District Council - Council Tax Band F
Freehold



GROUND FLOOR
1096 sq.ft. (201.9 sq.m.) approx.



1ST FLOOR
1023 sq.ft. (95.1 sq.m.) approx.

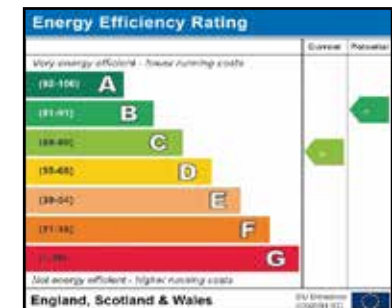


GARAGE
237 sq.ft. (22.0 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2119 sq.ft. (196.9 sq.m.) approx.
TOTAL FLOOR AREA : 2356 sq.ft. (218.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
Made with Metropix ©2024

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

