



9 Wood Green  
Salhouse | Norfolk | NR13 6NS

# A WELL KEPT SECRET



“In the heart of a lovely Broadland village, yet tucked away from view and set well back, this home is the very definition of a hidden gem. In the same ownership since it was new, it’s been a much-loved family home for well over 40 years and has been carefully and lovingly updated and improved over this time too. The result is a delightful and spacious home that works brilliantly for family life and social occasions, with a good-size garden that are totally private. All within walking distance of a school, pub, farm shop, gym and more.”



# KEY FEATURES

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- A Detached Family Home in the sought after Broadland Village of Salhouse
- Four Bedrooms, One on the Ground Floor with Adjoining Shower Room, plus First Floor Bathroom
- The Principal Bedroom benefits from a Walk-In Wardrobe and an En-Suite Shower Room
- Kitchen with Breakfast Room and Utility Area
- Three Reception Rooms and a Study
- Enclosed Rear Garden with Large Patio Area
- Garage and Carport plus Driveway providing Plenty of Parking
- The Accommodation extends to 2,338sq.ft
- Energy Rating: C

Salhouse is a perennially popular Broadland village, only a few miles from Norwich and well placed for the Broadland Northway and A47. You have glorious countryside on the doorstep and easy access across the area, so the location is a very convenient one. The house itself has so much to offer, with an abundance of space and huge versatility and only a 5 minute walk from the railway station.

## Putting Down Roots

Built in 1976, this property has been in the same ownership ever since. The owner knew the area well and loved the idea of living in a quiet countryside position without being far from the city. He was lucky enough to get in early and because he was the first to purchase a property along here, was able to choose a lovely plot with a very private garden, set well back and out of sight from passers-by. Make your way down the lane, turn down a little cul-de-sac and this house is beautifully situated at the end, set back slightly behind the other properties. The beautiful mature tree is another attractive feature and catches your eye. There's plenty of parking to the front of the property, plus a car port and garage. Time to head inside...





# KEY FEATURES

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## An Impressive Abode

Straight away you get a sense of the space on offer here. To one side is a ground floor bedroom and useful shower room, while to your left double doors lead you through into the main sitting room. This looks out over the front, framing views of the tree outside, and has a further set of double doors to the dining room, as well as a door to the kitchen. The dining room in turn has bifold doors onto the garden and also leads back into the utility area of the kitchen breakfast room. This means the kitchen truly sits at the heart of the house and you can access all the receptions from either the kitchen, the breakfast area or the utility. It's perfect for entertaining and it means that when you're preparing food, you can be left well alone if that's your preference, or you can keep in touch with everything going on in the house. If that wasn't enough, there's also a family room behind the car port, open from the breakfast room and leading to a study where you can find a quiet corner if you work from home. Upstairs there are a further three double bedrooms, two sharing a good-size bathroom. The master has a walk-in dressing room, walk-in storage cupboard and an en-suite, so it really is a lovely suite.

## Meeting Every Need

This is a home that's adapted to the owners' needs over the decades, evolving as their requirements have changed. You can have a playroom, a home office, a hobby space – whatever it is you're looking for. And if you want to extend further, or to create an annexe, there's scope for that too, with the carport and garage area ripe for conversion, subject to planning. It's also a place where the owners have had great fun over the years, with parties in the house and garden, even once hosting around 100! The house has a great connection to the outside space, with access onto the generous patio from the dining room and breakfast room. This patio runs right along the rear of the property, so it's perfect for al-fresco drinks or dining and it's screened from neighbours so it's entirely private. Beyond this there's a good size lawned area where children can play and keen gardeners can get stuck in. It feels wonderfully peaceful out here but when you do need to head out, you'll be spoiled for choice with walks and places to visit.





Eat Drink and be Merry











MAKE NEW  
FRIENDS.  
WE SAY THE OLD  
ONE IS  
*Silver*  
THE  
OTHER IS  
*Gold*























# INFORMATION

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## On The Doorstep

Salhouse is a large village which is split into two parts. The railway is found in one part and a good mile or so, the other part of the village boasts a fine pub, a post office and Salhouse Broad. There is a good range of amenities in nearby Wroxham, with Roys of Wroxham stores and supermarket, pubs, café's, and restaurants. Nearby Blofield and Blofield Heath provides shops, a fish and chip shop, chemist, hairdresser, doctors' surgery, library and school. There are good leisure facilities in Blofield too, with Plantation Park Recreation Ground not far away, bowls, plus hard and grass tennis courts also available in the village.

## How Far Is It To?

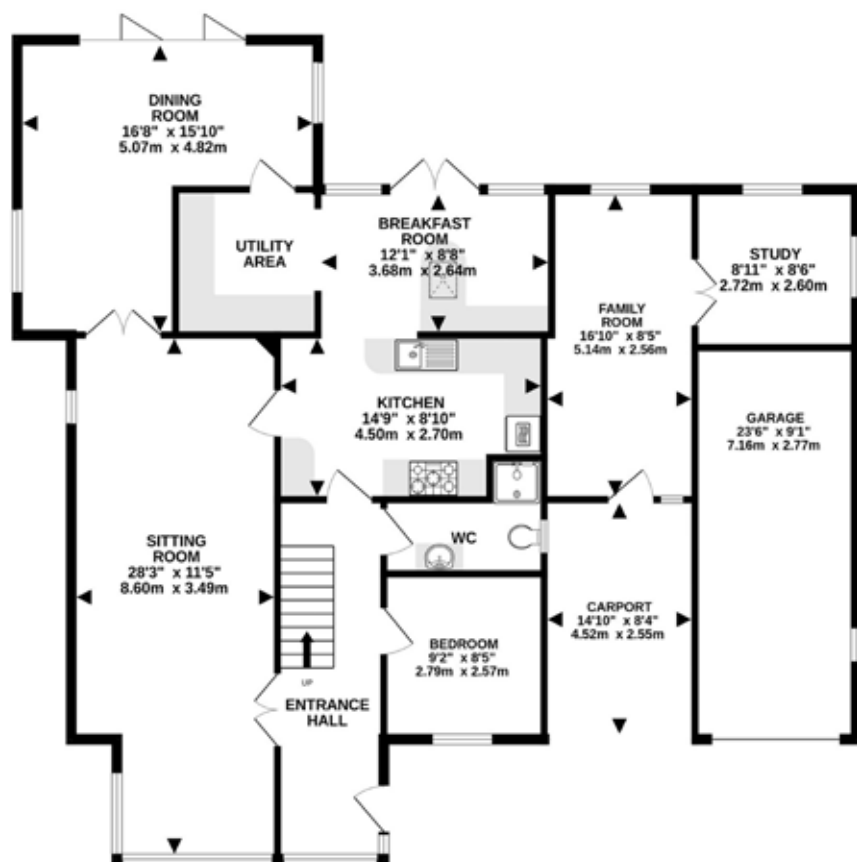
Salhouse lies 7 miles east of the cathedral city of Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good 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

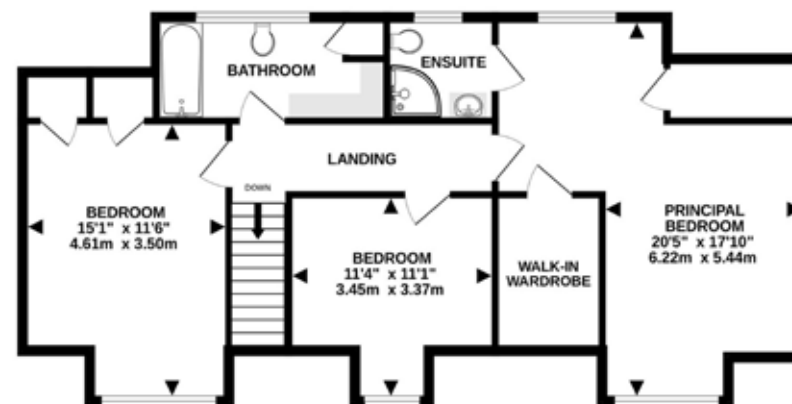
Leave Norwich on the Salhouse Road, at the roundabout take the 2nd exit and stay on Salhouse Road. Go over 1 mini roundabout and continue onto Norwich Road. Turn left onto Station Road and then left again onto Wood Green and the property will be found clearly signposted by a Fine and Country For Sale Board.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Mobile Phone Signal - varies depending on network provider, please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Broadband Available - current provider Utility Warehouse - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Broadland District Council - Council Tax Band D  
Freehold



**GROUND FLOOR**  
1542 sq.ft. (143.3 sq.m.) approx.

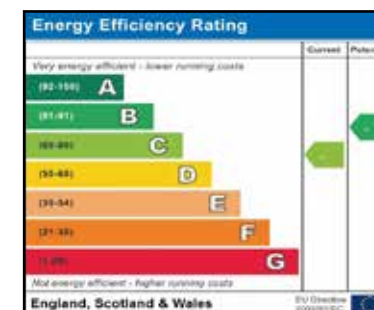


**1ST FLOOR**  
795 sq.ft. (73.9 sq.m.) approx.

**TOTAL FLOOR AREA : 2338 sq.ft. (217.2 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](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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