

STATION ROAD

Buckenham, Norwich NR13 4HW

Freehold | Energy Efficiency Rating : E

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STARKINGS & WATSON

- No Chain!
- Detached Former Station House
- Outstanding Panoramic Views Over Strumpshaw Fen
- Ample Parking & Sizeable Gardens
- Open Plan Kitchen/Living
- Sitting Room with Wood Burner
- Up to Four Bedrooms
- Potential to Redevelop & Remodel

IN SUMMARY

NO CHAIN. This FORMER RAILWAY STATION HOUSE sits on the WHERRY LINE serving NORWICH and LOWESTOFT, offering an INCREDIBLY RARE OPPORTUNITY to purchase a SINGLE STOREY DWELLING which enjoys TOTAL SECLUSION. With the RSPB bird reserve and car park adjacent, PANORAMIC VIEWS across STRUMPSHAW FEN can be enjoyed for miles. The property sits about 1 mile down from Wood Lane which leads to the Brundall and Strumpshaw, and is ideal for someone seeking rural living, perhaps a bird lover or railway enthusiast! Offering much CHARACTER and CHARM, the vendors purchased the property some 12 years ago and embarked on making the property HABITABLE, introducing a MODERN LAYOUT, with central heating and SOLAR PANELS. The accommodation extends to over 1370 Sq. ft (stms), including a 29' SITTING ROOM, 21' KITCHEN/DINING ROOM, utility room, four bedrooms, EN SUITE and family bathroom. A MEZZANINE AREA has been created in the main bedroom. Large LAWNED GARDENS can be found to the rear.

SETTING THE SCENE

Follow Station Road for about a mile, and you come to an unmade road where a railway crossing can be found. To

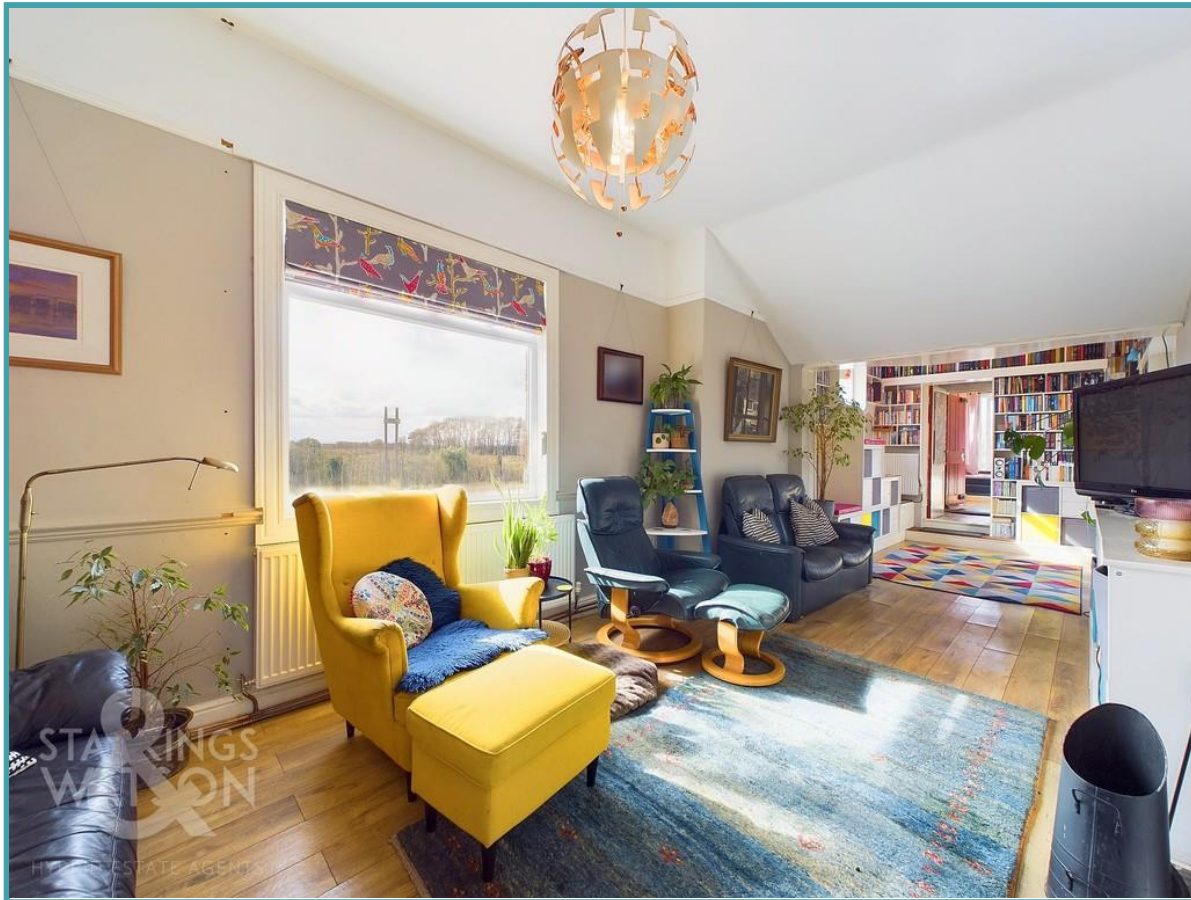
the right of the crossing is Buckenham Station, and the Station House sits proudly, with parking and a garage. To the right of the property is access to the RSPB bird reserve car park, but no near neighbours sit close to the property. With views over Strumpshaw Fen, the car park to the rear, and the station next door, the property is extremely secluded. The station offers limited trains, but sits on the Wherry Line where a new modern quieter train runs in the main.

THE GRAND TOUR

The vendors enter the property via the rear through choice, but a new buyer can choose the layout to suit. Heading in the rear kitchen door, you step straight into the open plan L-shaped kitchen/dining room. With an extensive range of modern kitchen units, four windows offer fantastic natural light, with views across the garden and green space surrounding the property. An electric hob and eye level electric oven with microwave are integrated, along with a built-in dishwasher, and space for a fridge freezer. Wood effect flooring runs through, where there is ample room for a dining table. The inner hall leads off, with access to three bedrooms. The single bedroom faces to front, with two doubles facing to rear—all with wood effect flooring. Continuing along the hall, a front porch leads out, and the modern family bathroom can be found, with a three piece suite, shower over the bath, tiled splash backs and flooring. The sitting room is an amazing space, with a feature cast iron wood burner, outstanding views, and shelving to create a library like no other! French doors lead to the rear garden, with steps into a utility section where you can place laundry appliances. A final bedroom sits beyond, but due to the rooms proportions a variety of uses could be possible. Originally thought as a potential rental income, this



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sizeable double bedroom is split level, complete with wood panelling, views to the train line and patio doors to the garden. A mezzanine area sits on top of the en suite creating a further bedroom space with hand crafted balustrade with a train image cut out, whilst the en suite offers a bespoke three piece suite, with built-in storage, double shower and eye catching tiled splash backs.

THE GREAT OUTDOORS

A large rear garden can be found, one which has evolved as the family have grown up over the years. Mainly laid to lawn, a section of brick-weave offers an ideal seating area where the French doors head into the sitting room, whilst various plants and shrubbery can be found throughout. A low level picket fence to one side allows the view to be enjoyed across the Fen and train line.

OUT & ABOUT

The popular rural village location of Buckenham offers easy access to Norwich and Great Yarmouth. The village is located close to the large villages of Lingwood and Acle which offer an extensive array of amenities including train stations, shops, post offices, school facilities, public houses and regular bus services. The village is well known for its abundance of countryside walks and rural views.

FIND US

Postcode : NR13 4HW

What3Words : ///strange.crinkled.punchy

VIRTUAL TOUR

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

AGENTS NOTE

The timber log cabin in the garden is available by separate negotiation. The property suffered from a small flood in 2007 due to the failure of an agricultural ditch. Works have now been completed to remedy the situation with active involvement from the adjacent farmer. Water is piped via a neighbouring farm with a meter in place and charges made by the farmer. A septic tank on the land deals with sewerage waste. The property forms part of the physical Buckenham Station and due to the proximity to the railway line, potential buyers should seek advice from a Mortgage Adviser if they are looking to raise finance as part of the purchase.

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 headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area^m
 1373.88 ft²
 127.64 m²

Reduced headroom
 53.56 ft²
 4.98 m²

