



Waveney View
Priory Road | St. Olaves | Norfolk | NR31 9HQ

FINE & COUNTRY

RELAXING BY THE RIVER



“With the Waveney on the doorstep, the Broads a stone’s throw from your front door, this is the perfect place if you want to be by the water.

Close to the A143 for ease of access, yet in a quiet setting with country walks all around, this house sits in an enviable location.

Well maintained and improved by the owners, it’s a friendly and sociable place, with adaptable accommodation for a couple or family and plenty of space both inside and out.”



KEY FEATURES

- An Immaculately Presented Detached Family Home, located in the Popular Village of St Olaves
- Four Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Two Reception Rooms and a Large Conservatory
- Kitchen/Breakfast Room with Separate Utility Room and WC
- Beautiful and Well Stocked Front & Rear Gardens
- Double Garage and Ample Off Road Parking
- The Accommodation extends to 1,917sq.ft
- Energy Rating: C

A lovely warm and welcoming family home in a highly desirable setting, well placed for access to the Broads, the coast, Beccles and Great Yarmouth, this is a real gem. Modern and comfortable, enjoy an easy life here, with plenty of leisure amenities all around.

A Superb Setting

When the owners moved here, they were relocating from outside the area and looking for a place close to the Broads and the golf course. They loved the house and the setting but didn't realise until they had lived here a while just how good the location is. The house had been well cared for and was in good condition, so they have redecorated and continued to maintain it to a high standard. It comes to the market with no work to do, so it's an easy move to make.

Quality And Comfort

This is a place with strong kerb appeal, with the brickweave drive to the front offering plenty of parking. There's a glazed porch at the front, which faces east and is filled with morning sunshine. On summer days, the owners open the front door and let the sun's warmth pour in through the hallway into the rest of the house. It's a lovely cosy place! The main sitting room and dining room are on the left and are connected by double doors, so you can open the two rooms into one when you're entertaining, or keep them entirely separate. The kitchen is at the back of the house and has plenty of room for a breakfast table.





KEY FEATURES

Sunny And Bright

A large conservatory runs along the back of the property with room for both seating and dining. Facing west, it benefits from the afternoon sun and is the perfect place to sit out when it's not quite warm enough to be in the garden. Upstairs, all four bedrooms are a good size. The master has an en-suite shower room and abundant built-in storage, while the two rear bedrooms look out over the river.

Broads And Beach

The double garage also functions as a workshop and has access from the house and garden. A patio runs around the back of the house and the owners have a seating area in the sheltered corner between the garage and kitchen, plus another on the main part of the patio to the west. They have also built a beautiful pergola with an undercover barbecue area and additional seating area. They love to host family or friends from the golf club and enjoy the flexibility of the house and garden here for this. There's also a greenhouse to keep keen gardeners occupied. If you don't fancy cooking, you can head down the road to the popular pub down by the river - the owners say it has a Mediterranean feel on summer evenings, the garden beautifully lit. There are wonderful country walks here too, in the woods, by the river and up towards Fritton Lake. When you need more amenities, Great Yarmouth, Lowestoft and Beccles are all within easy reach. The owners also enjoy regular walks along Gorleston's award winning beach.

























INFORMATION



On The Doorstep

St Olaves is nestled within the beautiful Norfolk Broads National Park where you can go walking, cycling or take up many river pursuits. St Olaves has a chandlery and boat yard with private moorings & boat hire. There are several restaurants and a garden centre nearby. The village has a pub, The Bell, that sits on the edge of the River Waveney. It is also home to an Augustinian Priory dating back to the 1200s. There are schools nearby to cater to all ages and the highly rated Hobart High School is not far away.

How Far Is It To?

Somerleyton is 2 miles away with its beautiful hall & gardens & local pub. The charming market town of Beccles is 8 miles away & has a wonderful selection of shops, cafes, restaurants & other facilities. The award winning Gorleston beach is only a 6 mile drive away. The nearest train station is Haddiscoe (1 mile) & has links to the vibrant city of Norwich, with a range of cultural & leisure amenities, shops, cafes, restaurants & shopping mall. It is only 30 minutes by car. Norwich has an International Airport & direct train links to London Liverpool Street & other destinations.

Directions - Please Scan The QR Code Below

From Beccles take the A146 towards Norwich. At the roundabout, take the 3rd exit onto Haddiscoe Rd/A143. Continue along this road, through Haddiscoe and go over the suspension bridge, pass The bell Public House on the right hand side and take the next right onto Priory Road. The property will be located on the right hand side.

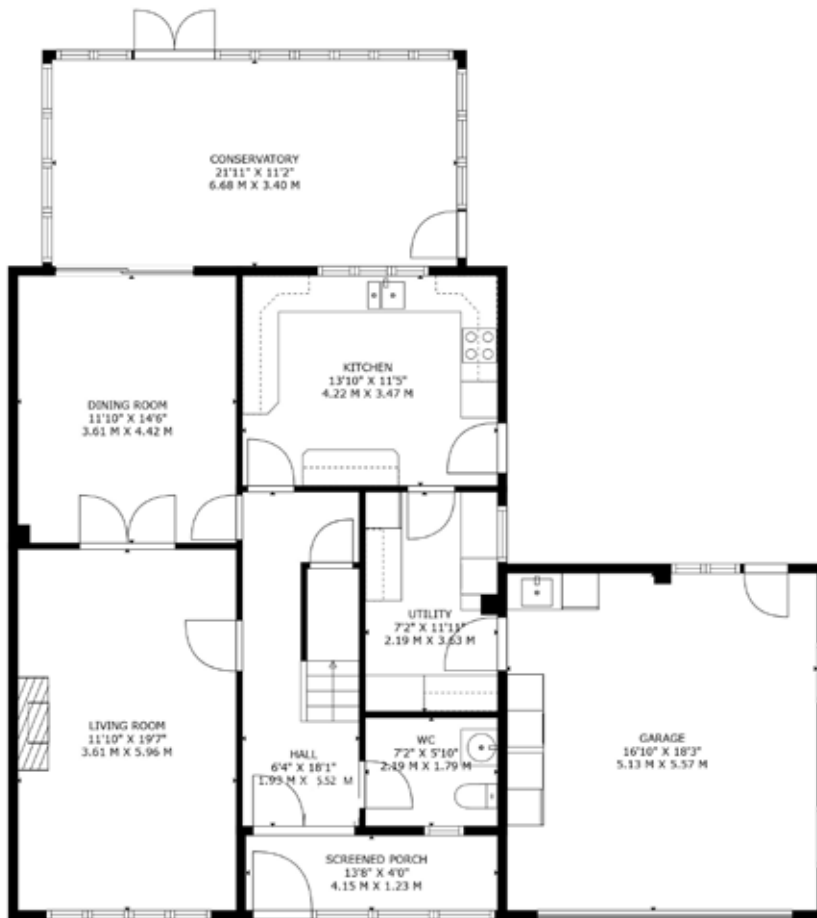
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [atom](#), [octagonal](#), [polishing](#)

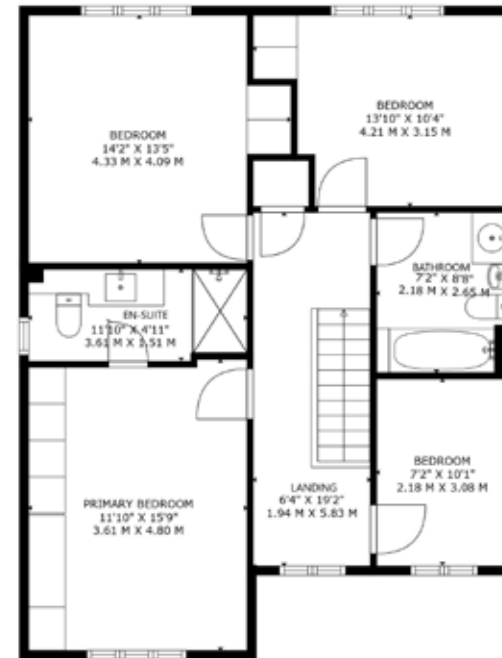
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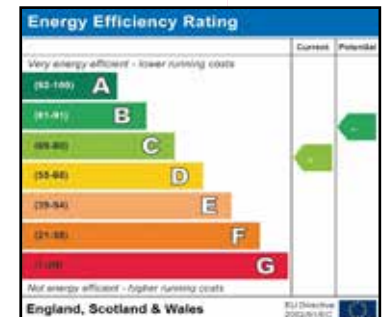


FLOOR 1



FLOOR 2

TOTAL: 1917 sq. ft, 178 m2
 FLOOR 1: 1087 sq. ft, 101 m2, FLOOR 2: 830 sq. ft, 77 m2
 EXCLUDED AREAS: GARAGE: 308 sq. ft, 29 m2, SCREENED PORCH: 56 sq. ft, 5 m2
 MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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.



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