



THE STORY OF

2 Beech Drive

Strumpshaw, Norfolk

SOWERBYS

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2 Beech Drive

Strumpshaw, Norfolk,
NR13 4AF

Substantial Modern Family Home
Wonderfully Presented Throughout
Highly Versatile Accommodation

Four Double Bedrooms

Integrated Double Garage

Superb 1/3 Acre Plot (STMS)

Quiet Residential Location

Highly Sought After Area

Easy Reach of Norwich and Transport Links

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“...rarely available location, a fulfilling lifestyle awaits...”

Standing proud in an exceptional plot extending to over a third of an acre (STMS), this impressive home boasts lovingly tended gardens enveloping almost 1700 Sq. Ft. of impeccably presented accommodation.

Nestled amongst such a popular and rarely available location, a fulfilling lifestyle awaits, with the versatility and functionality required to accompany the ever-changing demands of a modern family life. With easy access to the city and all the peace of life amongst a thriving village community.

A welcoming hallway is flanked by the brilliantly versatile study to one side and dining room to the other, whilst the rear of the home houses the formal sitting room and kitchen/breakfast room. Both enjoy splendid views of the much-loved rear garden.

A handy utility room features an internal door to the large double garage, yet more impressive practicality in a home that offers far more than meets the eye!



The first floor is home to no less than four excellent bedrooms, including a spacious principal bedroom complete with a well-appointed shower room en-suite. Three further double bedrooms enjoy generous proportions and are well-served by the family bathroom.





A fine and much-loved feature of the home is of course the outstanding plot in which it sits. The 1/3 acre (STMS) of grounds means that of course practicalities are found in abundance, including off-road parking and the large double garage, but the real magic is found within the landscaped gardens to the rear boasting many an enviable feature.

A sprawling, manicured lawn is interspersed with thriving shrubs and mature trees, whilst an expansive sun terrace allows for enjoyment of the all-day sunshine with access off both the kitchen and the sitting room.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

Strumpshaw

IN NORFOLK
IS THE PLACE TO CALL HOME



Situated just East of Brundall in Norfolk, Strumpshaw is a highly desirable village celebrated for its natural allure and rich historical landmarks.

Surrounded by the picturesque landscape of the Norfolk Broads, this charming village offers a wealth of activities including boating, fishing, and birdwatching, making it a haven for outdoor enthusiasts. Adding to its allure, Strumpshaw Hall, an impressive Georgian mansion set within expansive parkland, graces the village with its grandeur.

Nature lovers are drawn to the nearby RSPB Strumpshaw Fen Nature Reserve, renowned

for its diverse avian population and tranquil surroundings. Strumpshaw's character is defined by its collection of traditional cottages, each nestled within the peaceful countryside, providing residents with a serene and authentic rural lifestyle.

The village's convenient location offers easy access to the A47, facilitating straightforward journeys to Norwich City Centre and the stunning Norfolk coastline. Additionally, the proximity to local amenities ensures residents have everything they need within reach.

With its idyllic setting and accessibility to both urban amenities and natural wonders, Strumpshaw embodies the essence of a perfect countryside retreat and remains an ideal place to call home.



Note from Sowerbys



“The 1/3 acre (STMS) of grounds means that of course practicalities are found in abundance, including off road parking and the large double garage”

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SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 8025-7628-3530-2625-6902

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///rezoning.funny.competing

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