

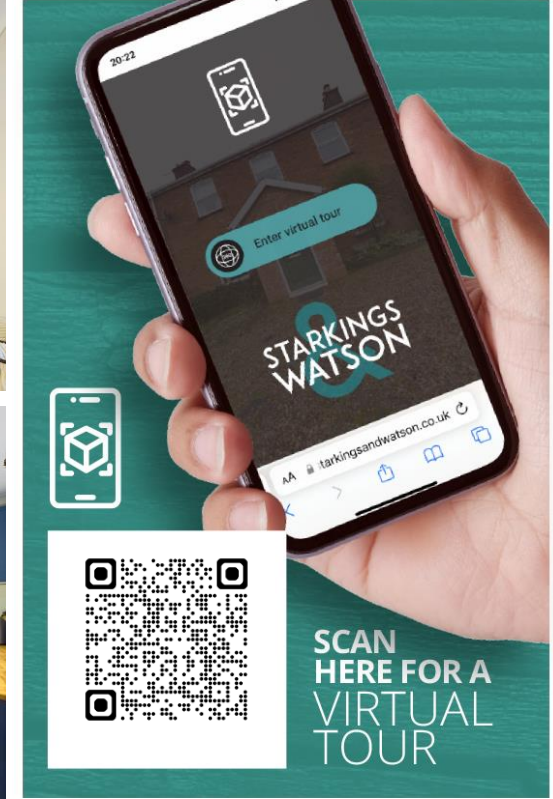
FAKENHAM ROAD

Great Witchingham, Norwich NR9 5AE

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01953 438838

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- Semi-Detached Cottage Style Home
- 22' Sitting/Family Room
- Open Kitchen/Dining Room
- Four Bedrooms
- Family Bathroom & Shower Room
- Private & Enclosed Gardens
- Off Road Parking
- Close to Amenities

IN SUMMARY

This CHARMING COTTAGE STYLE semi-detached home is pleasantly set back from the road, with OFF ROAD PARKING, timber GARAGE and a PRIVATE garden space to the front - with all local amenities and BUS STOP being just a short walk from your front door. The accommodation has been EXTENDED over time and improved, now offering FOUR BEDROOMS. The space reaches to just over 1218 Sq. ft (stms) and also includes an inviting L-Shape sitting/family room complete with a WOOD BURNER, gorgeous open plan KITCHEN/DINING ROOM, and both a FAMILY BATHROOM and SHOWER ROOM, perfect for family living. To the outside, the rear courtyard offers a SECLUDED and PRIVATE spot to unwind.

SETTING THE SCENE

The property can be found set back from the street with off road parking and a timber garage found immediately to the front. Heading through the timber gate you will find the main garden space, predominantly laid to lawn with the access path leading you directly to the front door underneath a

pitched and tiled awning.

THE GRAND TOUR

As you enter you will first be met with a separate hallway/lobby entrance, ideal for slipping off your shoes and coats after a long walk with additional storage cupboard too. This leads you over the wood effect flooring and into the open plan sitting/family room offering an array of space for soft furnishings and potential for a formal dining space if preferred while making the most of the gorgeous cast iron wood-burner in the main sitting area. Here you will also find the stairs to the first floor as well as uPVC French doors leading to the external garden space. The rear of the property brings you into the kitchen and dining room spaces. The kitchen has been tastefully decorated with an array of wall and base mounted storage set around wood effect work surfaces to keep within the aesthetics of the property giving way to an integrated double oven and hob, enamelled butler sink, plumbing for a washing machine and dishwasher, further up a breakfast bar. This all comes before stepping into the current formal dining area, a versatile space suitable for any need with uPVC French doors leading to the rear courtyard. The first floor landing gives access to all four bedrooms and bathroom facilities with the extended portion of the space, the front of the property, giving way to the two smaller of the bedrooms with one currently serving as a home office/study and the other offering integrated storage. Just through from here is the shower room, a three piece suite adorns this space with a walk-in shower cubicle and tiled



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surround. The family bathroom is found at the top of the stairs, also a three piece suite but offering a bathtub with a rear facing aspect. The first of the two double bedrooms comes to the rear of the property, a less conventional shape that still offers space for a large bed and additional storage units while the largest of the bedrooms comes at the front of the property a more conventional space with oil radiator and large uPVC double glazed window looking over the front gardens.

THE GREAT OUTDOORS

Externally this property offers a large and private frontage which is predominantly laid to lawn with planting borders whilst the rear of the property gives way to a low maintenance courtyard seating area, ideal for quiet alfresco dining.

OUT & ABOUT

This attractive village is located just 12 miles from Norwich with the River Wensum and Marriotts Way on your doorstep. Only a short drive from the Broadland Northway (NDR), which leads to the A47 and A11. The village offers several public houses, doctors surgery, a popular primary school, village hall and excellent bus links. There is an active community, with further amenities in nearby Reepham, including the sought after Reepham High School and Sixth Form College.

FIND US

Postcode : NR9 5AE

What3Words : ///racing.indulges.fond

VIRTUAL TOUR

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

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.

(1) Excluding balconies and terraces.

Approximate total area™
 1218.22 ft²
 113.18 m²

