



THE STORY OF

# 9 Ron Fielder Close

*Salhouse, Norfolk*

**SOWERBYS**

S

THE STORY OF

# 9 Ron Fielder Close

Salhouse, Norfolk,  
NR13 6QY

●

Superb Modern Home

Desirable Location

Spacious Sitting Room

Contemporary Kitchen

Dining/Second Sitting Room

Shower Room and Utility Room

Four Bedrooms

Family Bathroom and En-Suite

Established Gardens

Parking and Double Garage

●

**SOWERBYS NORWICH OFFICE**  
01603 761441  
norwich@sowerbys.com



“There are lots of windows, and plenty of light and space...”

Welcome to this stunning modern home, crafted by Ingram Homes to the highest standards. Tucked away at the end of an exclusive development, this property boasts a smart, stylish exterior behind park railings.

Step inside to discover a beautifully designed space with a great flow and a sociable vibe, spread over two floors. The main sitting room is bright and airy, thanks to its dual aspect windows, and opens onto a charming front terrace - perfect for your morning coffee. The contemporary kitchen features sleek

lines, ample storage, and plenty of workspace, as well as a new Bosch oven and hob. A second reception room can be used as a formal dining area or an additional sitting room. The ground floor also includes a shower and cloakroom, plus a separate utility room for added convenience.

Upstairs, you'll find four spacious bedrooms. The principal bedroom comes with a modern en-suite shower room and built-in wardrobes. The other three bedrooms share a stylish, well-fitted bathroom.





To the front, beyond the farm-style gate, you'll find a gravel driveway with parking and a double garage. The property's gardens offer the best of all aspects - wrapping around the property. The front lawn and south-west facing terrace are perfect for relaxing. The smaller rear garden is a peaceful retreat with a lawn, raised beds, an ornamental pond, and a variety of established plants. The potting shed has power and lighting.



This home combines modern elegance with thoughtful design, making it an ideal choice for those seeking comfort and style.



“We love having access to the patio from the living space - it's great for gatherings and relaxing...”



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

# Salhouse

IN NORFOLK  
IS THE PLACE TO CALL HOME



Situated a short commute away from Norwich with its many amenities, with Wroxham, Norwich and Broadland villages also accessible by bus from the stop just around the corner. Trains from Salhouse Station will take you to Norwich, North Walsham, Cromer and the coast.

Salhouse Broad is a short walk from the property and has a beautiful walk, cafe, facilities for children and water activities and Ranworth is a Broadland nature reserve which is a short drive or cycle away. Also within walking distance is The Fur and Feather Inn. The village has a pre-school/nursery and primary school and a village hall, with a range of activities for all ages. There's a farm shop and cafe, and a garden centre with tea rooms.

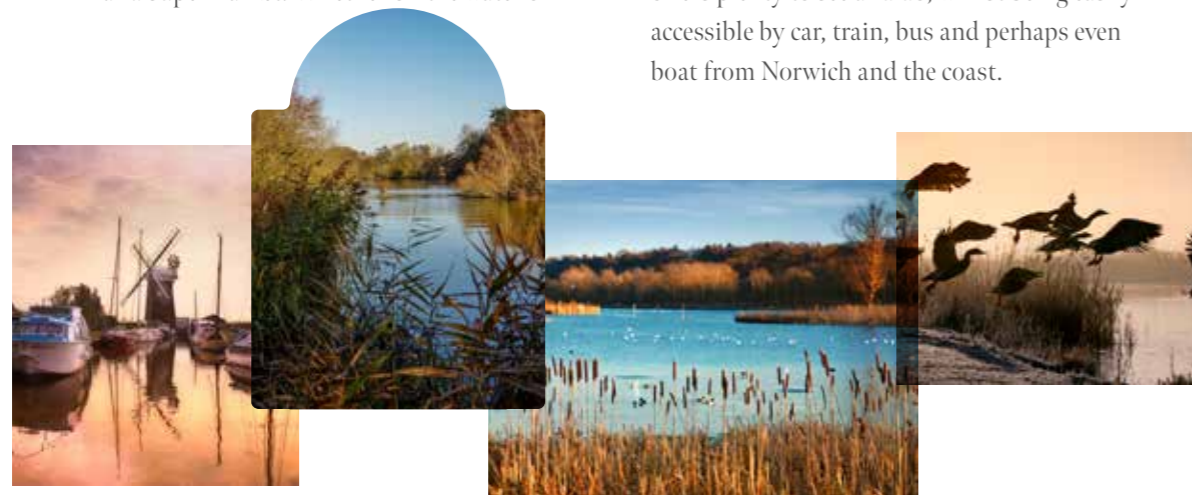
Standing on the river Bure are the neighbouring villages of Hoveton and Wroxham just a short drive away from Salhouse. Here, there's a good range of amenities including a large department store - Roy's of Wroxham, pharmacy, DIY shop and supermarket. Whether on the water or

congregating in the pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

If you would rather stay on dry land, you can head to the recreation ground in the village, with its football pitch and gym equipment, or wander through the riverside park in Hoveton, where you can enjoy afternoon tea at one of the quaint tea rooms and watch the boats go by. If you fancy a meal and a tippie, even closer to home is the popular Stag public house, just a short walk from the property.

A fun family day out can be had at Wroxham Barns, where there are many activities to enjoy. For sailing enthusiasts, the Norfolk Broads Yacht Club is situated close by, offering a large club house, ample mooring and many organised events for both members and guests.

A gem in the Norfolk countryside, Salhouse offers plenty to see and do, whilst being easily accessible by car, train, bus and perhaps even boat from Norwich and the coast.



Note from the Vendor



Salhouse Broad

“We’ve loved the access to Salhouse Broad, countryside walks, and proximity to Norwich and the coast.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating with fitted solar panels and passive air distribution system. There is underfloor heating to the ground floor and radiators upstairs.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 3600-5480-0822-2327-3743

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: //eclipses.training.shift

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL