

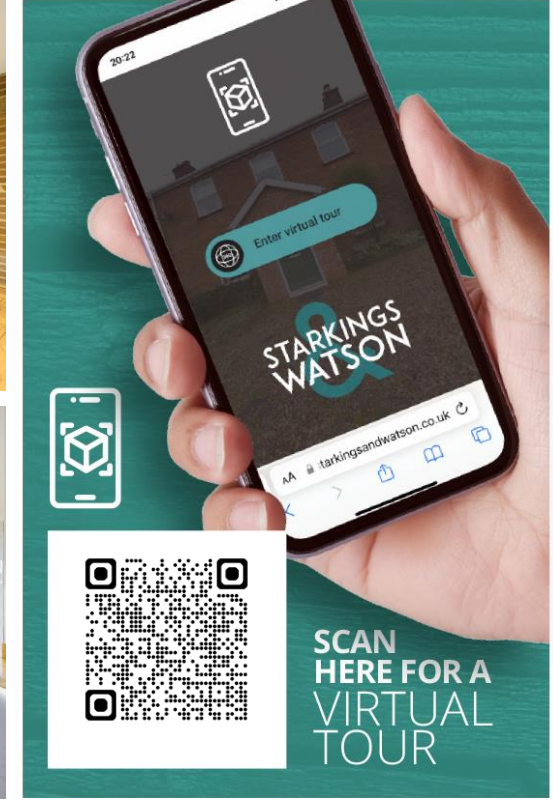
WESTFIELD

Upton, Norwich NR13 6AX

Freehold | Energy Efficiency Rating : E

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- Rural Village Setting with Stunning Views
- Extended High Specification Home
- Large Dual Aspect Sitting/Dining Room
- Open Plan Kitchen/Dining Space
- Separate Utility/Cloakroom
- Four Double Bedrooms
- En Suite & Family Bathroom
- Landscaped Gardens with Paving & Lawns

IN SUMMARY

Situated in a RURAL SETTING with PANORAMIC FIELD VIEWS to front and side, this EXTENDED FAMILY HOME enjoys a 0.17 ACRE PLOT (stms), whilst being within walking distance to the centre of the village. Having been UPDATED and MODERNISED, no expense has been spared, with the ORIGINAL PROPERTY also having been renovated. Built to the vendors HIGH SPECIFICATION, extra insulation was added, whilst also ensuring the extension was sympathetic to the property, keeping SIZEABLE ROOMS and exposed brick work. In total there is over 1460 Sq. ft (stms) of accommodation, including a BEAUTIFUL PORCH entrance which includes windows to two sides, enhancing the view opposite. The hall entrance leads to a 23' SITTING ROOM with exposed brick work, 13' DINING ROOM with storage cupboard, and OPEN PLAN HIGH GLOSS FITTED KITCHEN. The rear lobby/boot room leads to a UTILITY/CLOAKROOM - sitting under a VAULTED CEILING. Upstairs FOUR BEDROOMS lead off the landing with an EN SUITE and family shower room.

SETTING THE SCENE

The property looks out over open fields, being set back from the road with a large shingled driveway to front.

Mature planting can be found within the front raised bed, whilst well-manicured hedging leads around the front and side to keep the driveway enclosed.

THE GRAND TOUR

Heading into the porch entrance, windows to front and side flood the room with natural light, whilst enhancing the outward view. Carefully positioned recessed spotlights are located above, with stairs rising up and a door leading to the sitting/dining room. The dining room is open plan with stripped wood flooring, feature fire place with cast iron wood burner, and French doors leading to the rear patio. Open plan to the kitchen, this versatile reception room is finished to a high standard, including a vertical radiator, built-in cupboard and period style skirting. Smooth ceilings and recessed spotlights flow into the kitchen, with two runs of high gloss wall and base level units with solid wood work surfaces. An inset electric ceramic hob and built-in electric oven sits to one side, along with an eye level microwave oven, with recessed under cupboard and under counter spotlighting. Space is provided for a fridge freezer, whilst a dishwasher is integrated and included. The rear lobby/boot room leads off, sitting under a vaulted ceiling with exposed timber beams and velux window, with further storage space, built-in cupboards, a door to side, and a door to the utility/cloakroom - offering space for laundry appliances and a further range of storage which incorporates a butler sink. The sitting room sits off the hall, with a full length wall of exposed brick work, and stripped wood flooring under foot. A window faces to front, and French doors to rear offering a dual aspect light and bright aspect. Upstairs, four double bedrooms lead off the landing, all enjoying excellent views. Each bedroom has a different feature, including dual aspect



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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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windows and picture rails. The main bedroom conceals built-in wardrobe space, with a door to the en suite shower room - complete with a towel rail and built-in storage. The family shower room is a spacious room with a three piece suite, including a double shower with Aqua board splash backs and vanity unit including storage and a sink.

THE GREAT OUTDOORS

With a keen eye for attention to detail, the garden design and layout has been well considered, maximising sitting space in the sun, and introducing raised beds for fruit and vegetables. The patio sweeps from the sitting room and dining room, with outside power and lighting installed. Open access leads to the side, with a timber five bar gate to the side which offers vehicular access if required.

OUT & ABOUT

The Broadland Village of Upton is located East of the Cathedral City of Norwich, and provides excellent transport links via the A47 and by rail at the nearby village of Acle. Upton is pleasantly situated with a village shop and community owned pub, between South Walsham and Acle which both have an abundance of amenities including Village Shops, Post Office, Schools, Dentist and Public Houses.

FIND US

Postcode : NR13 6AX

What3Words : ///fact.relegate.uptown

VIRTUAL TOUR

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

AGENTS NOTE

The rear neighbour to the property is having an extension completed, but it is understood there are no windows overlooking this property. This is not linked to our clients reason for selling.

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^m
 1469.79 ft²
 136.55 m²

Reduced headroom
 20.77 ft²
 1.93 m²

Reduced headroom
 20.77 ft²
 1.93 m²

