

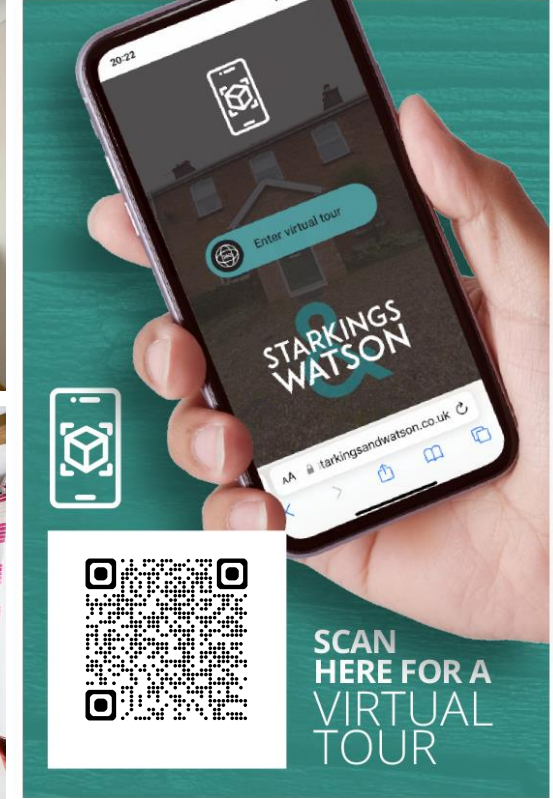
KIRSTEAD GREEN

# Kirstead, Norwich NR15 1EB

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01508 356456

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Period Semi-Detached Cottage
- Quiet Village Location
- Double Garage, Workshop & Parking
- Three Reception Rooms
- Extended Country Style Kitchen
- Three Bedrooms & Two Bathrooms
- Private Plot with Fields Behind

#### IN SUMMARY

NO CHAIN! Located within the QUIET VILLAGE LOCATION of KIRSTEAD GREEN within EASY REACH of both NORWICH and BUNGAY in either direction is this CHARACTERFUL SEMI-DETACHED COTTAGE offering almost 1400 SQFT (stms) with a generous and private plot backing onto fields. The cottage is offered with no onward chain and is presented in good order offering TWO PRINCIPAL RECEPTION ROOMS to the front with FIREPLACES, a recently refurbished conservatory and a dining hall. Completing the ground floor is a COUNTRY STYLE KITCHEN with separate shower room. On the first floor you will find THREE BEDROOMS with the master benefiting from walk in wardrobe and en-suite. Externally there are ample private and mature gardens wrapping around the cottage as well detached DOUBLE GARAGE and separate workshop or home office.

#### SETTING THE SCENE

From the front, the cottage is approached via a picket fence with pathway leading to the covered main entrance door. Lawned front gardens wrap around

from the front to the rear with mature planting and shrubs. There is a separate side access with a right of way leading to the double garage and hard standing parking area to the rear.

#### THE GRAND TOUR

Entering via the main entrance door to the front there is a front reception with two windows to the front as well as a feature fireplace and wooden flooring. Beyond is the dining hallway with access to all further rooms and the stairs to the first floor landing. To the left is the main sitting room with a woodburner as well as access to the brand newly refurbished conservatory overlooking the gardens. To the rear of the cottage also accessed off the hallway is the country style kitchen with a range of units and wooden worktops over. There is a Butler style sink, gas hob, electric oven and space for dishwasher and fridge/freezer. There are also double doors leading out to the garden. Completing the ground floor is a rear lobby with built in storage leading to the downstairs shower room. Heading up to the first floor landing there are three bedrooms, with the main bedroom to the right offering a vaulted ceiling and benefits from an en-suite to the rear with corner bath and a walk in dressing cupboard. There are then two further bedrooms also accessed off the landing, one to the front and one to the rear.

#### THE GREAT OUTDOORS

The private and mature rear gardens offer plenty of space to be enjoyed and are mainly laid to lawn. From the rear of the house there is a large paved patio area



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with two pergolas, screened oil tank, greenhouse and access to the detached workshop/office with power and light. This building could be suitable for a number of purposes depending on preference. Lawned gardens wrap around the cottage from front to rear with pathways linking. There is also access to the detached double garage from the garden with hard standing off road parking in front of the garage accessed from the private side track.

#### OUT & ABOUT

Kirstead is a rural hamlet on the edge of Brooke, a highly sought after village situated approximately eight miles South of Norwich. Only a short drive from Brooke, you will find the village primary school, farm shop, post office, garage, popular walks and village hall. The nearby village of Poringland is a short car or cycle journey away, offering a further extended range of amenities, with Bungay and Norwich close by car.

#### FIND US

Postcode : NR15 1EB

What3Words : ///yummy.drop.nods

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Buyers are advised of the following details:

Drainage is private via a septic tank. Heating is provided via oil. Mains water and electricity are connected. The access to the side is owned by the farmer with a right of access to reach the parking and garage.

**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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Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1

GIRAFFE 360  
 Calculations are based on RICS IPMS 3C standard.  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom:  
 ..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 1387.9 ft<sup>2</sup>  
 128.94 m<sup>2</sup>  
 Reduced headroom  
 53.93 ft<sup>2</sup>  
 5.01 m<sup>2</sup>