



THE STORY OF

Croft Acre

Scoulton, Norfolk

SOWERBYS



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Scoulton, Norfolk
NR9 4NT

Beautifully Presented Detached Family Home
High Quality Fixtures and Fittings Throughout

Idyllic Rural Countryside Location

Surrounded by Neighbouring Farmland

Set in a 1.15 Acre Plot (STMS) Including
Manicured Grounds and Generous Parking

Impressive Accommodation Across Two
Floors Extending to 3,845 Sq. Ft.

Fabulous 30' 3" Open-Plan Family
Space and Three Reception Rooms

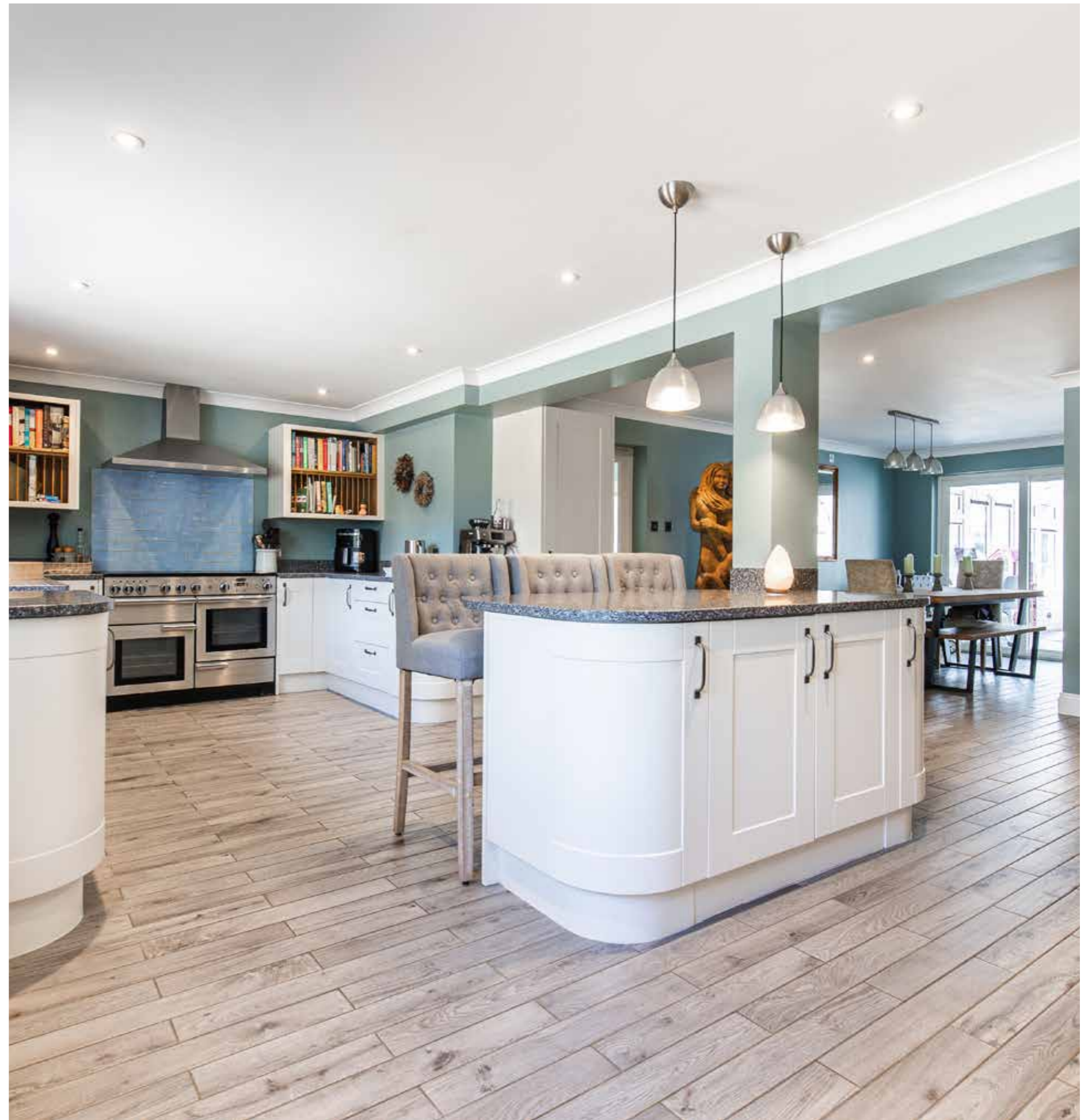
Up to Five Double Bedrooms, Three
En-Suites and Family Bathroom

Electric Gated Entrance, Quadruple Garaging
and Generous Shingled Driveway

SOWERBYS WATTON OFFICE

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Situated in a picturesque idyllic location, is this generous detached family residence enjoying surrounding views across neighbouring countryside and set in 1.15 acres (STMS) of private manicured grounds. Croft Acre is approached along Ellingham Road, standing proud and set back into the plot. The property is entered through a set of electric latched gates with telecom entry onto a substantial shingled driveway, providing adequate parking for a number of vehicles, perfect for running a business or storing larger vehicles.

In addition, there is an impressive 37'2" quadruple garage which could provide many uses, from a workshop to storage or expanding the current accommodation into an annexe, as required and subject to the relevant planning consents. The home is fuelled by oil-fired central heating and benefits from uPVC double glazing and Solar PV panels on the garaging providing a yearly feed in tariff.

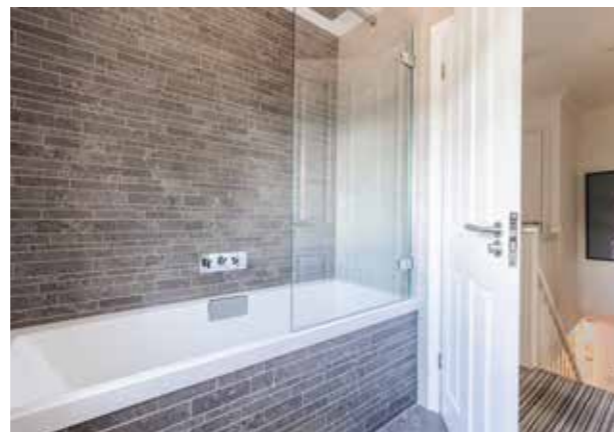
This delightful home has been sympathetically updated using high quality fixtures and fittings throughout and offers flexible and spacious accommodation extending to approximately 3,669 sq. ft. To the ground floor there is a large open-plan family room extending to 30'3", incorporating a modern fitted kitchen with an array of base storage units complemented by granite work surfaces and a stainless steel Rangemaster oven. Tiled flooring spans the entire room and provides space for a snug and dining area.

In addition, there is a spacious utility room benefiting from ample larder storage units and a continuation of granite worksurfaces. The dual aspect sitting room is suitable to accommodate any sized family with large french doors leading into the conservatory overlooking the delightful gardens. The office could also be used as the downstairs fifth bedroom and offers a multi-functional space. The current owners use this as a gym/study. Furthermore, the remaining downstairs space includes a garden room and a downstairs cloakroom.

To the first floor there are four well-proportioned double bedrooms, three are fitted with en-suites, including the dual aspect principal bedroom. Bedroom three and four are almost the same size, both offering a four-piece en-suite bathroom and built-in wardrobes. The family bathroom serves bedroom two, which extends to an impressive 20'8".

The grounds surround the property and extend to a total of 1.15 acres (STMS). To the left of the driveway is the 'secret garden' which is enclosed by mature hedging and could be used for a children's play area, storage if running a business from home or a secluded private garden. The garaging is positioned on the left boundary, with storage to the rear housing a storage shed.

The driveway is partly enclosed from the rear and side gardens with panelled fencing but allows vehicle access if required. The remaining grounds are beautiful, established and manicured with mature beds surrounding the lawned garden and lead to a compost patch, but would make an ideal vegetable plot. The boundaries are enclosed by a mixture of post and rail fencing, mature hedging and a brick wall to the front.





First Floor
Approximate Floor Area
1,412 sq. ft
(131.22 sq. m)



Ground Floor
Approximate Floor Area
2,257 sq. ft
(209.64 sq. m)

Outbuilding
Approximate Floor Area
718 sq. ft
(66.67 sq. m)

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.

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Scoulton

**TIMELESS HISTORY, VIBRANT VIL-
LAGE LIFE, CITY-CLOSE**

Local archaeological studies have shown findings in the village of Scoulton dating back to Palaeolithic times, with further discoveries from the Bronze Age, Roman and Saxon periods; as well as three mentions of 'Skultuna' in the Domesday Book. Within the village there is an active Village Hall and also the Church of the Holy Trinity; with the added benefit of nearby proximity to the well served market town of Hingham (2.5 miles), where grand Georgian architecture surrounds the market place and village green.

It was in the 18th century when the socialites of high society built and took residence in Hingham that it became fashionably known as "little London". The many and varied local shops have the special character of a small market town but are up-to-date in what they provide. Despite the influence and attractions of neighbouring Norwich, an active and independent town life continues to thrive and grow. Amenities include a family butcher, The White Hart Hotel gastropub, café, library, primary school, excellent health centre, doctors surgery and frequent bus services providing access to the surrounding villages and towns of Wymondham, Attleborough, Watton, Dereham and Norwich.

Less than 10 miles away is Wymondham. A bustling town, famous for its Abbey, and offers direct train links to Norwich, Cambridge and London, Kings Cross making it ideal for commuting. Wicklewood Primary School is approximately 1 mile away and is rated outstanding in the Ofsted report and both Wymondham College and Wymondham High are also just minutes away. Wymondham provides excellent facilities including a Waitrose supermarket and an interesting array of boutique shops, cafes, pubs and restaurants.



Note from the Vendor



“I love watching the sunrise over the back fields, especially when it is misty, or just sitting in the back garden on a peaceful evening.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Fibre broadband available. The property benefits from PV Solar Panels (Photovoltaic System), a security alarm and telecom entry system. Drainage via sewerage treatment plant.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref: 9558-2079-6229-9738-0950

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: ///dancer.blankets.inhales

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SOWERBYS

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