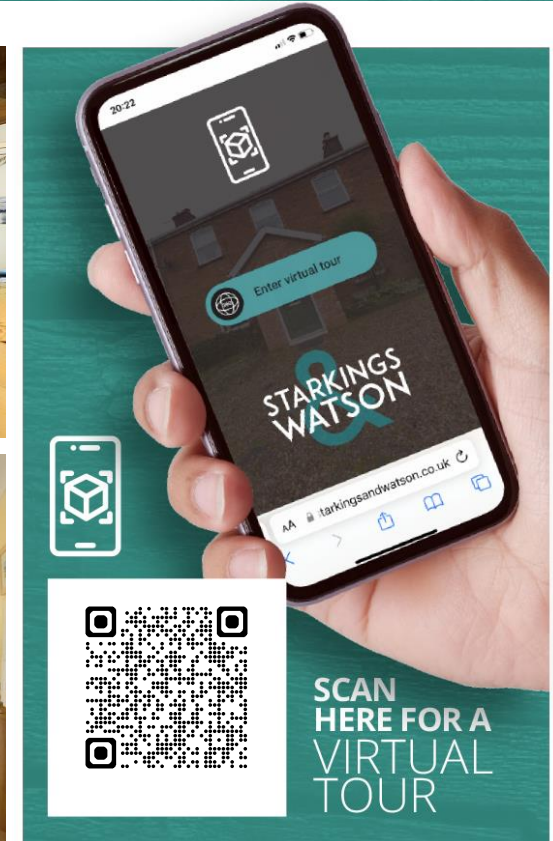


# FUNDENHALL ROAD Hapton, Norwich NR15 1SG

Freehold | Energy Efficiency Rating : E

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

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# STARKINGS & WATSON

- Rural Village Setting
- Private 1/3 Acre Plot (stms)
- Double Garage & Workshop
- Sitting Room with Vaulted Ceiling & Wood Burner
- Kitchen & Separate Dining Room
- Up to Four Bedrooms
- Shower Room & Family Bathroom
- Field Views to Side

#### IN SUMMARY

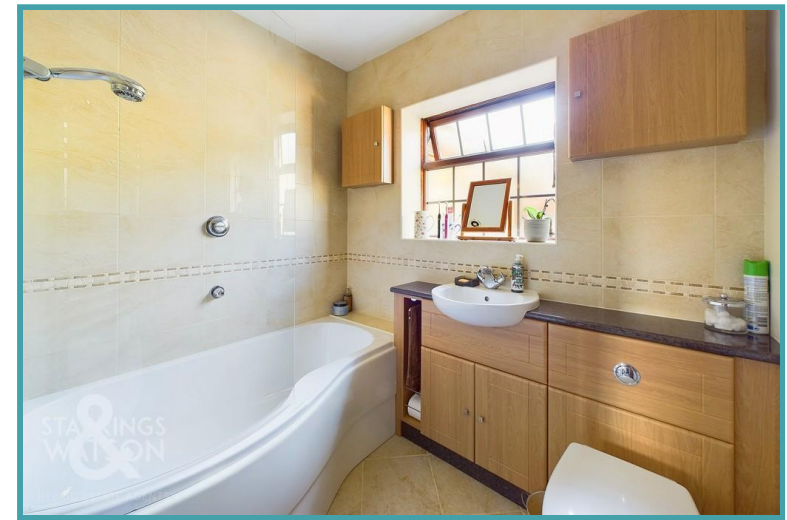
Occupying a RURAL VILLAGE SETTING and extending to OVER 1230 Sq. ft (stms) of accommodation, this DETACHED CHALET STYLE HOME offers MAINLY GROUND FLOOR LIVING, with a 0.33 ACRE PLOT (stms). SIDING ONTO OPEN FIELDS, ample PARKING, an electric car charger and a DOUBLE GARAGE can be found to front, with LAWNED GARDENS, a useful WORKSHOP BUILDING and large patio to the rear. Finished with SOLAR PANELS, the accommodation includes THREE BEDROOMS with TWO of them BAY FRONTED, family bathroom with AQUALISA SHOWER, 12' KITCHEN with INTEGRATED APPLIANCES, shower room, 11' DINING ROOM and INDIVIDUAL 17' SITTING ROOM with a GRAND VAULTED CEILING including EXPOSED TIMBER BEAMS and a WOOD BURNER. The first floor room could be a bedroom or STUDY SPACE.

#### SETTING THE SCENE

Occupying an elevated position and approached via a brick-weave driveway, ample off road parking can be found with a vast array of mature planting and shrubbery to the front and side boundaries. Access leads to the side of the property where the rear garden can be found, along with access to the detached double garage.

#### THE GRAND TOUR

Heading through the front entrance door, you step into a carpeted hall entrance with a useful built-in cloaks storage cupboard and access leads to the main bedroom accommodation and kitchen beyond. Immediately to your left is the main double bedroom with a bay fronted window enjoying distant valley views to front, and finished with fitted carpet and a built-in double wardrobe. Opposite is a further double bedroom with stripped wood flooring underfoot, extensive built-in bedroom furniture and further bay window to front enjoying those panoramic views. The third bedroom sits to the side with fitted carpet underfoot. Serving all three bedrooms is the family bathroom which is finished with a white three piece suite including a hand wash basin set within a vanity unit with storage cupboard under, whilst an Aqualisa power shower can be found over the bath with part tiled splash-backs and a heated towel rail. The kitchen forms the hub of the home, with tiled flooring underfoot for ease of maintenance, and the u-shaped arrangement of wall and base level units including integrated cooking appliances with an electric ceramic hob and built-in electric oven. A dishwasher fridge and freezer are integrated with space provided for a washing machine. Stairs rise to the first floor where a further room can be found. Doors lead into the rear garden, main living accommodation and further shower room - complete with a three piece suite with a built-in cupboard housing hot water tank and tiled splash-backs. The living accommodation is predominantly open plan with the formal dining area including French doors to the garden, and an opening to the main sitting room which is set under a vaulted ceiling with exposed timber beams and a feature fireplace with an inset cast iron wood burner. Upstairs, stairs rise to a door which opens to a further bedroom or study space, with a window to front, velux window to rear and stripped wood flooring underfoot.



To arrange an accompanied viewing please call our Poringland Office on **01508 356456**



### THE GREAT OUTDOORS

The gardens wrap around the side and rear of the property, first of all starting with a large area of patio which is ideal for entertaining and alfresco dining. Leading off the patio is a workshop building with timber double gates leading to the front driveway. Adjoining the workshop is a timber built storage shed with a covered storage area. Steps and a ramp lead up to the main lawn garden where a vast array of mature planting and shrubbery can be found along with a greenhouse which in turn opens up to a further secret garden through an opening between the hedging, where a further lawned expanse with various fruit trees can be found, together with a gazebo offering field views to the side. Located to the left hand side of the property is a utility area of the garden including the oil tank and oil fired central heating boiler. The double garage sits to the front of the property with twin roller doors to front, power and lighting.

### OUT & ABOUT

Hapton is a rural village located just off the A140, with good access links to Long Stratton and Norwich. With a village primary school and church, this rural setting offers great access to a range of country pursuits and walks, with uninterrupted countryside views. Going across country you can reach Wymondham Town Centre which offers a further range of amenities, including a train station and shopping facilities.

### FIND US

Postcode : NR15 1SG

What3Words : ///defeat.stubbed.fingertip

### VIRTUAL TOUR

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

### AGENTS NOTE

The property includes a water softener and Positive Input Ventilation - PIV system for condensation control. Sewerage is via a water treatment plant. Solar panels are on a Feed in tariff and also provide hot water.

**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**

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>1</sup>**

1236.88 ft<sup>2</sup>  
114.91 m<sup>2</sup>

**Reduced headroom**

76.42 ft<sup>2</sup>  
7.1 m<sup>2</sup>

