

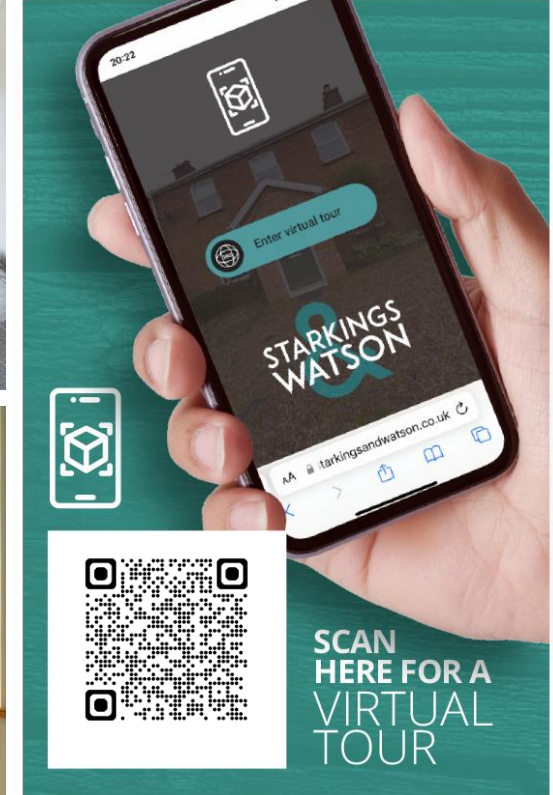
OTTER CLOSE

# Salhouse, Norwich NR13 6SF

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336556

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Cul-De-Sac Setting
- Semi-Detached Home
- Updated & Modernised Interior
- Sitting Room with Wood Burner
- Re-fitted Kitchen
- Three Bedrooms
- Family Bathroom with Shower
- Enclosed Private Gardens

### IN SUMMARY

Having been UPDATED and MODERNISED in recent months, this semi-detached home now enjoys a BRAND NEW FITTED KITCHEN, replacement flooring, FEATURE WOOD BURNER, REPLACEMENT gas fired CENTRAL HEATING BOILER, contemporary OAK WOODS DOORS and STAIRS, along with ENERGY EFFICIENCY UPGRADES such as CAVITY WALL and LOFT INSULATION. Tucked away at the END of a CUL-DE-SAC with GREEN SPACE OPPOSITE, the hall entrance leads to the 16' SITTING ROOM with the full width 14' KITCHEN beyond. Upstairs, THREE BEDROOMS and the family bathroom including a SHOWER can be found off the landing. The REAR GARDEN is a FANTASTIC SIZE, with a non-overlooked REAR ASPECT and well stocked borders.

### SETTING THE SCENE

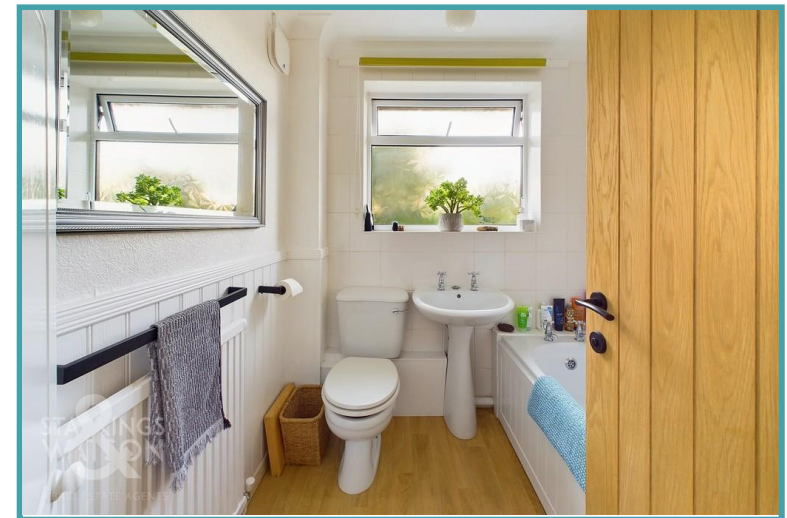
Set back from the road behind a brick weave driveway offering tandem parking, a low maintenance paved front garden can be found with a planted front border, gated access to the rear garden and pathway to the main entrance door.

### THE GRAND TOUR

As you head inside, the carpeted hall entrance includes stairs to the first floor landing, and a glazed door leading to the main living space. The sitting room is centred on the feature cast iron wood burner with a tiled hearth and timber beam above, with views across to open green space. Newly laid wood effect flooring underfoot leads you to the kitchen which sits at the rear of the property. Complete with a fully re-fitted and newly installed range of wall and base level units including open shelving to one side and twin uPVC double glazed windows to the rear - offering panoramic garden views and a light and bright feel. The kitchen includes an inset electric ceramic hob and built-in electric oven with space for general white goods including an American style fridge freezer and washing machine, whilst replacement wood effect flooring runs underfoot with space for a breakfast table. A useful cupboard can be found to one side under the stairs with a door leading out to the rear garden. Heading upstairs, the landing includes a built-in airing cupboard and loft access hatch above with doors leading off to the three bedrooms, all of which are finished with fitted carpet and uPVC windows, and the two larger bedrooms with built-in wardrobes. The family bathroom completes the property with a white three piece suite including a shower over the bath, glazed shower screen, and tiled splash backs.

### THE GREAT OUTDOORS

The rear garden offers a fantastic lawned expanse with a full width paved patio running across the rear



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of the property. A timber gate leads to the front driveway along with timber fence boundaries to both sides, with well stocked flower and shrub borders. A useful timber shed can be found at the far corner of the garden with a tree lined rear aspect.

#### OUT & ABOUT

Salhouse is situated East of Norwich, set between Rackheath and Blofield, with Salhouse broad a short walk away from the property. Local amenities include a primary school, village church and post office, and The Stag Public House a short walk away and Salhouse Lodge. Rackheath, approx. a mile away benefits from a school, church, various shops, Black Barn Farm Shop and chemist, The City of Norwich offers a wide range of shopping, leisure and cultural facilities as well as a main line railway station serving London Liverpool Street and an international airport. Other villages within close proximity include Wroxham, Brundall and Acle which all offer further amenities including doctors and pharmacists, whilst benefiting from excellent transport links both by road, bus and rail to Norwich.

#### FIND US

Postcode : NR13 6SF

What3Words : ///awaiting.curable.whiplash

#### VIRTUAL TOUR

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

**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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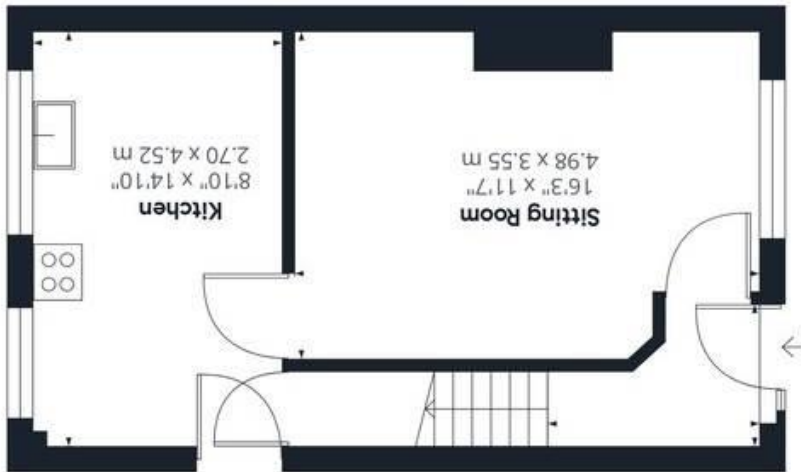
GIRAFFE 360

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

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
705.79 ft<sup>2</sup>  
65.57 m<sup>2</sup>

Ground Floor



Floor 1

