

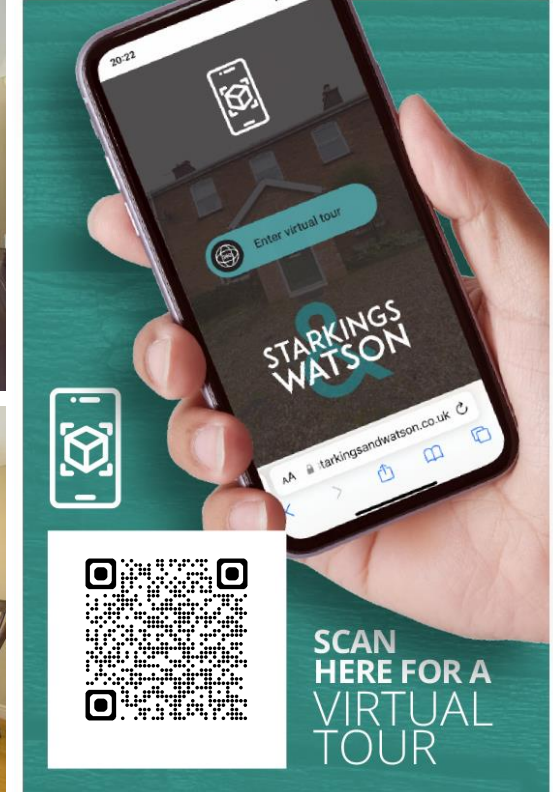
SCHOOL ROAD

South Walsham, Norwich NR13 6DZ

Freehold | Energy Efficiency Rating : C

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

FOR SALE  
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



STARKINGS  
&  
WATSON

- Detached Family Home
- Approx. 0.35 Acre Plot (stms)
- 23' Open Plan Kitchen/Dining Room
- Sitting Room With Wood Burner
- Four/Five Bedrooms
- Family Bathroom, WC & Utility Room
- Private & Enclosed Rear Garden
- Ample Off Road Parking & Double Garage

#### IN SUMMARY

Set upon a generous 0.35 ACRE PLOT (stms) this spacious DETACHED FAMILY HOME offers a wealth of space both internally and externally. Spanning to a little over 2264 Sq. Ft (stms) the property offers OPEN PLAN living as well as multiple versatile reception rooms to suit any modern family needs. A DUAL ASPECT sitting room features a WOODBURNER backing into the rear garden, family room/bedrooms sits next door with a WC adjacent. The hub of the home sits at the rear in the form of an OPEN PLAN kitchen/dining room leading to a LAUNDRY ROOM and STUDY. The first floor opens to offer FOUR BEDROOMS, family bathroom and an EN-SUITE to the main room. Externally, a sizeable and PRIVATE rear garden is perfect for the family to enjoy with a reaching expanse featuring a vegetable garden and summer house. The front of the home is securely gated opening to a shingle DRIVEWAY with access to the DOUBLE GARAGE found here also.

#### SETTING THE SCENE

The property is neatly tucked away from the street with tall privacy giving hedges and shrubs to the front with a five bar timber swinging gate allowing the driveway to be fully enclosed with a large shingle space for multiple vehicle parking in front of the double garage and access to the main front door of the property.

#### THE GRAND TOUR

As you step inside, a central lobby laid with solid wood flooring underneath welcomes you into the home with handy built in storage cupboards to your left and two piece of cloakroom located to your right with a part tiled surround and front facing window. Just beyond this is the extremely versatile family room currently with carpeted flooring and used as a playroom. This space could also offer ground floor living if so desired, become a home office or a second seating area depending on the needs of the family. The rear of the property is occupied by a generously sized 19' sitting room complete with woodburner set within a feature fireplace with solid wood mantel and slate hearth below. This dual aspect space backs onto the rear garden with large uPVC double glazed sliding doors to the rear patio. Wooden French doors allow separation of the sitting and dining space or gives the ability to open them and have a more open plan feel. The dining room initially offers hardwood flooring and a multitude of space for additional storage units and a formal dining table, whilst a vaulted ceiling garden room sits just beyond with bi-folding doors onto the rear patio. This 23' open space moves into the kitchen with all stone tile flooring below set around a wide range of wall and base mounted storage with solid work surfaces granting way for a large range oven and hob with tile splash back and extraction above whilst hosting an integrated dishwasher. Stepping across the stone floor is a secondary space for potential dining table with side facing window and radiator mounted on the wall. Just beyond from here is the laundry room complete with the same flooring as laid in the kitchen, with additional storage units and plumbing for a washing machine. Finally on the ground floor sitting between this space and the double garage is the study. Again, this space could potentially be utilized as a ground floor bedroom if so desired, with all carpeted flooring and a dual aspect. The first floor landing boasts a generously sized storage cupboard while giving way to all four off the double bedrooms and the four piece family bathroom with sizable oval bathtub, corner shower unit, vanity storage and wall mounted heated towel rail. A spacious bedroom adorns the rear of the property with views over the rear garden and a vast carpeted floor space ideal for a multitude of storage solutions and a large bed. This room also



To arrange an accompanied viewing please call our  
Brundall Office on **01603 336556**



benefits from an en-suite shower room recently refitted with a walk in shower tray and glass screen with dual shower heads and all the tiled surround. The next two double bedrooms further down the hallway are similarly sized, both with rear facing aspects and carpeted flooring underfoot. Both rooms could easily accommodate a double bedroom and large wardrobes with wall mounted radiators. The final bedroom is found right at the end of the hallway. This smaller double bedroom would still house additional storage spaces however currently shows a single bed with a side facing aspect.

#### THE GREAT OUTDOORS

As you exit via the sitting or dining rooms, you are initially met with a patio seating area ideal for dining al fresco in the summer sunshine, with a concrete barbecue area set to your left and access down towards the front of the home. The garden then opens with a cacophony of space through a lawn garden zigzagging its way to the rear of this plot lined with mature, colourful hedges and borders, fruit bearing trees and vegetable planting spots all leading towards the very rear of this private plot offering a very versatile space for families to enjoy. Within the garden there is also an in ground trampoline and a ground water bore hole pump system allowing you to tend to your garden with no additional cost making maintenance easy helping to maintain a beautiful outside space.

#### OUT & ABOUT

South Walsham is situated partly in the Broads national park and is some eight miles from the city of Norwich and two miles from the market town of Acle. The village covers 3,000 acres, has some 350 dwellings, pubs with restaurants, a post office/stores, a church, a nationally renowned water garden attraction, village hall, recreation ground, and an award winning primary school. It has two broads, South Walsham Broad only a 5 minute walk away, a boatyard and a nature reserve.

#### FIND US

Postcode : NR13 6DZ

What3Words : ///bike.geek.moving

#### 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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)



GIRAFFE 360  
 standard.  
 Calculations are based on RICS JPM5 3C  
 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>  
 2264.08 ft<sup>2</sup>  
 210.34 m<sup>2</sup>  
 Reduced headroom  
 13.67 ft<sup>2</sup>  
 1.27 m<sup>2</sup>