

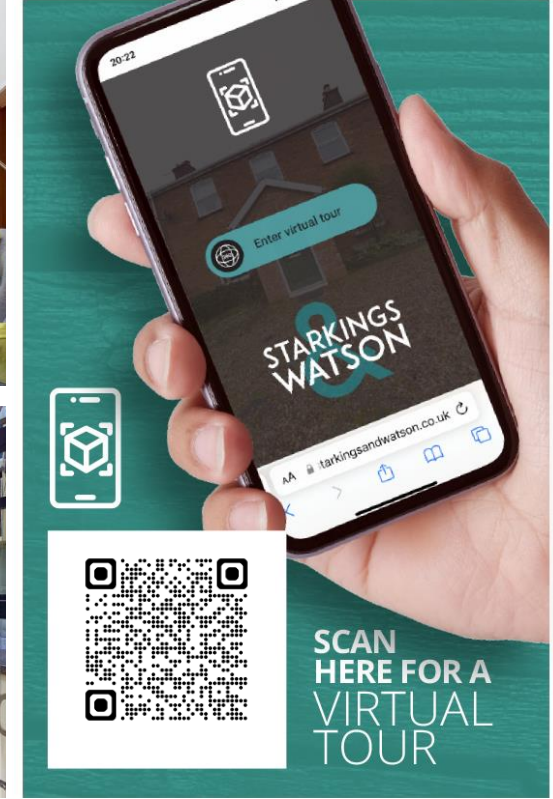
THE GREEN

# Surlingham, Norwich NR14 7AG

Freehold | Energy Efficiency Rating : D

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# FOR SALE PROPERTY



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- Unique Detached & Extended Bungalow
- Sitting Room with Vaulted Ceiling
- Separate Dining & Garden Reception Rooms
- Modern Fitted Kitchen/Breakfast Room
- Three Double Bedrooms
- En Suite & Family Bathroom
- Ample Parking & Integral Garage
- Private Gardens with Field Views

#### IN SUMMARY

Backing onto OPEN FIELDS, this UNIQUE DETACHED BUNGALOW has been EXTENDED and reconfigured, offering over 1430 Sq. ft (stms) of accommodation. With VAULTED CEILINGS, high level and LARGE WINDOWS, this light and bright home offers a VERSATILE LAYOUT whilst enjoying a RURAL VILLAGE SETTING. The PLOT itself includes ample parking, SECLUDED FRONT GARDENS which enjoy the SOUTH SUN, along with well stocked rear gardens to take in the views. The accommodation comprises a PORCH and HALL entrance, 16' SITTING ROOM with a Jet master Open Fire and VAULTED CEILING, 16' DINING ROOM, garden room and KITCHEN. The BEDROOMS are all off the main hall entrance, with THREE COMFORTABLE DOUBLE BEDROOMS including two which are extended creating an ideal dressing area or study space within. A modernised family bathroom and EN SUITE to the main bedroom complete the property. Integral to the property is the GARAGE, offering storage or conversion potential (stp).

#### SETTING THE SCENE

A timber gate opens up to a shingle driveway whilst an array of mature planting and shrubbery can be found to the front, screening the property from the road. Tandem parking leads to the garage which could easily be created into double side by side parking if required, with gated access leading to the

rear garden. The main front garden offers a private, tranquil and secluded setting, with a shaped lawned frontage and a courtyard style feel, complete with a wide variety of planting adjoining the block paved pathway which takes you to the front door.

#### THE GRAND TOUR

A useful porch entrance creates the ideal meet and greet space with tiled flooring underfoot, an attractive solid wood door and window opening up to the main hall entrance - where useful built-in storage can be found within the double cloaks cupboard. The accommodation has been designed to enable the bedrooms to be one side and the main living space the opposite. Starting in the main sitting room with a vaulted ceiling above, a feature Jetmaster fireplace creates a focal point to the room with a tiled hearth. Double glazed windows face to front and French doors lead to the rear. This light and bright room offers the ideal living space with a further high level window to front. Leading off is the dining room with a further window to front and fitted carpet underfoot, with an open plan feel into the adjacent kitchen and garden room via double doors with the options to shut off each room or create an open flow, the garden room extends the living space with full height windows to front - framing the lawned gardens beyond. The kitchen itself offers a modern range of wall and base level units, with matching up-stands and tiled splash-backs, with an inset electric ceramic hob and built-in eye level electric double oven with integrated appliances including a dishwasher and fridge freezer. A fold out breakfast bar creates the ideal place for morning coffee, with a window and door taking you onto the rear garden. The bedroom accommodation is extremely versatile having been extended over the years, starting with the third bedroom which is a comfortable double with an ideal dressing room or study area to front and views across the rear garden. The adjacent second bedroom offers a similar style but with a slightly larger floor space with a built-



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in triple wardrobe, vanity sink area, window to side and rear. The family bathroom sits adjacent with the modern white three piece suite including a shower over the bath, contrasting tiled splash-backs and window to side. Lastly is the main bedroom with windows to the front garden, and an extensive range of wardrobes including two double wardrobes with storage above. Leading off the main bedroom is a large en-suite shower room which still offers huge potential to further utilise the floor space, with a heated towel rail and further built-in storage.

#### THE GREAT OUTDOORS

The rear garden offers a totally private setting, whilst offering two lawned areas and extensive planting to both the sides and feature flower beds. A raised patio leads from the sitting room French doors and kitchen, with a further working garden including a greenhouse beyond which backs on to a tree lined rear border with farmland beyond. The integrated garage sits at the front of the property, with potential to further convert the space if required (stp), with an up and over door to front, window to side, power and light.

#### OUT & ABOUT

The South Norfolk village of Surlingham is a highly sought after location due to its country setting, whilst neighbouring the villages of Rockland St Mary and Bramerton. The village provides local amenities including bus service, whilst Rockland offers a village store and post office. Access to the river network can also be gained, with excellent transport links provided to Norwich and Beccles.

#### FIND US

Postcode : NR14 7AG

What3Words : ///land.humid.questions

#### 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

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.

(1) Excluding balconies and terraces



Approximate total area<sup>1</sup>  
1433.54 ft<sup>2</sup>  
133.18 m<sup>2</sup>