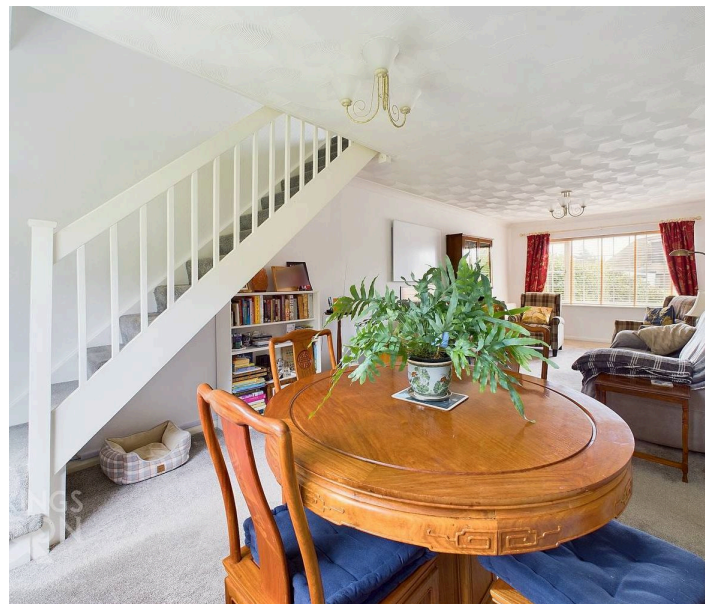
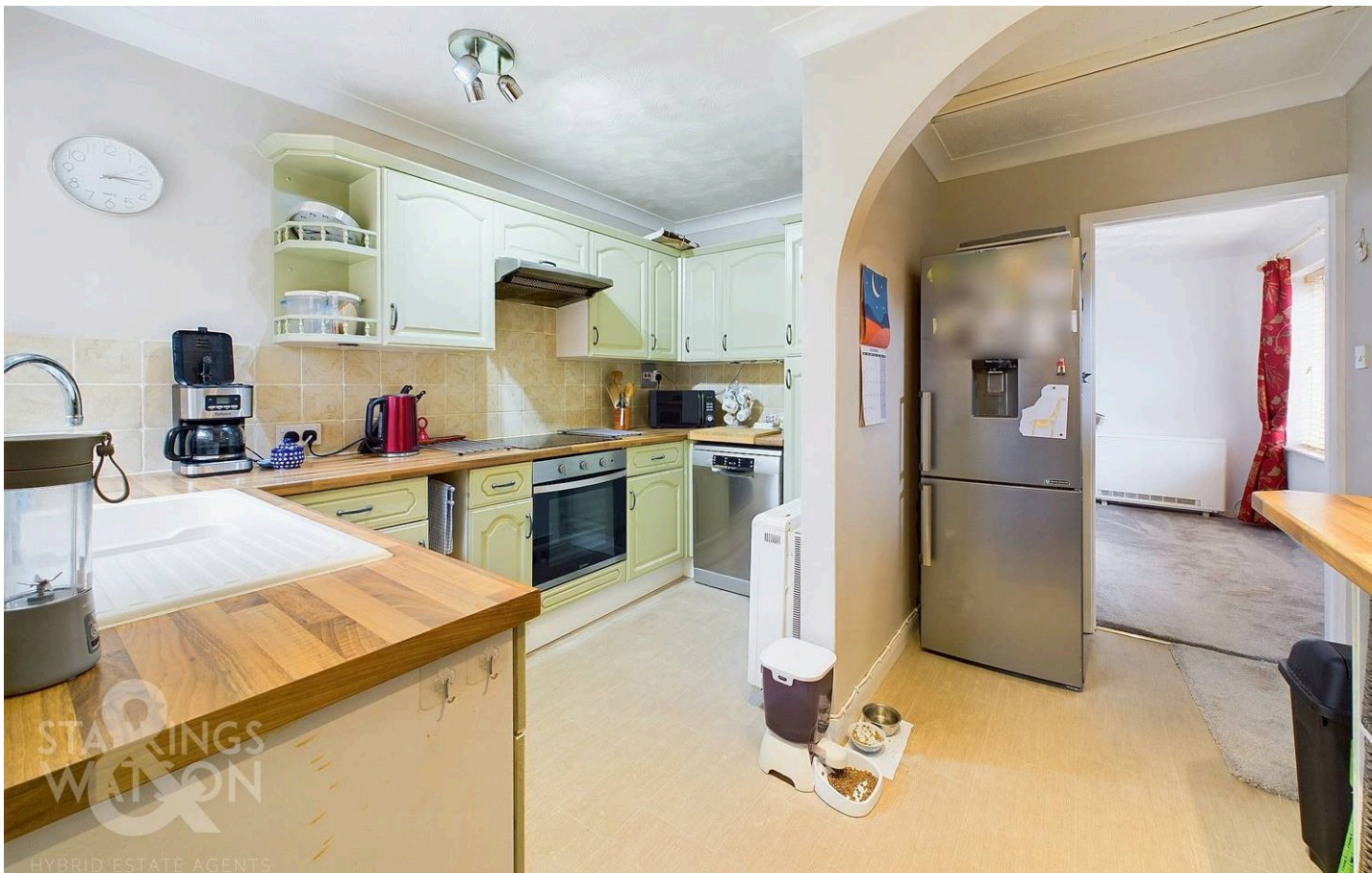




Church Close, Cantley - NR13 3SS

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Church Close

Cantley, Norwich

This EXTENDED semi-detached CHALET occupies a PRIVATE POSITION with NON-OVERLOOKED rear GARDENS, and HUGE POTENTIAL to convert the GARAGE (stp), creating an ANNEXE or HOME OFFICE. Solar PANELS with a BATTERY and an electric car charger have been installed, with OVER 1200 Sq ft (stms) of accommodation. The property has been WELL MAINTAINED over the years, and this includes re-roofing works which come with the remainder of the 15 year GUARANTEE and many new floor coverings. The property offers a HALL ENTRANCE/utility space with STORAGE, leading to the GARAGE with an INSPECTION PIT and boarded loft area, fitted kitchen, 28' DUAL ASPECT sitting/dining room, inner hall, FAMILY BATHROOM and the VERSATILE bedroom/family room. The top floor offers THREE further DOUBLE BEDROOMS, and a shower room. To the outside, the GARDENS are laid to lawn with a SIZEABLE private PATIO, wildlife pond and a GREEN LEAFY OUTLOOK.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Tucked Away Cul-De-Sac Setting
- Extended Semi-Detached Home
- Solar Panels with Storage Battery & Car Charger
- Dual Aspect Sitting/Dining Room
- Kitchen & Utility/Boot Room
- Up to Four Bedrooms
- Shower Room & Family Bathroom
- Private Non-Overlooked Garden

The Broadland Village of Cantley is located East of the Cathedral City of Norwich and is tucked away in the Norfolk Countryside but located within only four miles of both Acle and Brundall. The village itself offers a range of amenities including a railway station, local public houses and restaurants and a Primary School. Being close to both Acle and Brundall means there is easy access to a variety of local shops, surgeries and of course the leisure activities associated with the Norfolk Broads.

SETTING THE SCENE

Situated at the end of the cul de sac, a brick weave driveway with enclosed fence borders provides ample off road parking, with access leading to the main property and adjoining garage. An area of grass can be found to one side, along with access to the link hallway which leads you between the garage and main property, along with access through to the garden.



THE GRAND TOUR

Heading in via the hall entrance, a variety of built-in storage can be found. This area also creates an ideal utility space with access to the garage, French doors to the garden and a door to the kitchen. The kitchen offers a range of wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven, with an extractor fan over, whilst space is provided for general white goods including a fridge freezer and dishwasher. A further door leads to the front garden, with a door taking you into the dual aspect sitting/dining room with fitted carpet underfoot and stairs rising to the first floor. uPVC double glazed windows face to the front and rear creating a large, light and bright living space. An inner hallway leads off where a ground floor study or family room can be found which could also be used as a ground floor bedroom if required - with carpet underfoot, uPVC double glazed window and French doors to rear. The adjacent family bathroom is fitted with a white three piece suite, with a mixer shower tap over the bath. Heading upstairs, the carpeted landing leads to three bedrooms, all of which are finished with fitted carpet and uPVC double glazing, with the second bedroom including twin built-in double wardrobes and a vanity unit. Serving all three bedrooms is a useful first floor shower room with storage under the sink, attractive wood panelling and window to side to the rear.

FIND US

Postcode : NR13 3SS

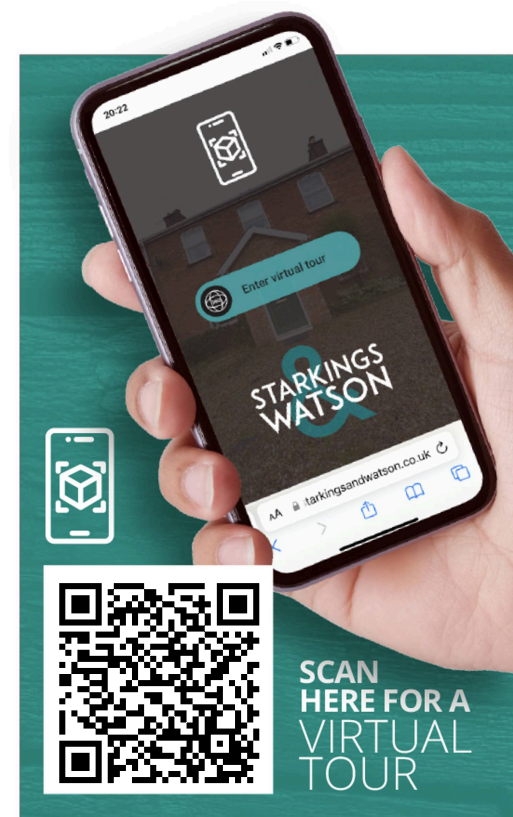
What3Words : ///relies.regard.cape

VIRTUAL TOUR

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

AGENTS NOTE

8 solar panels are installed, feeding into the property and a battery storage. An electric car charger is located on the front driveway.



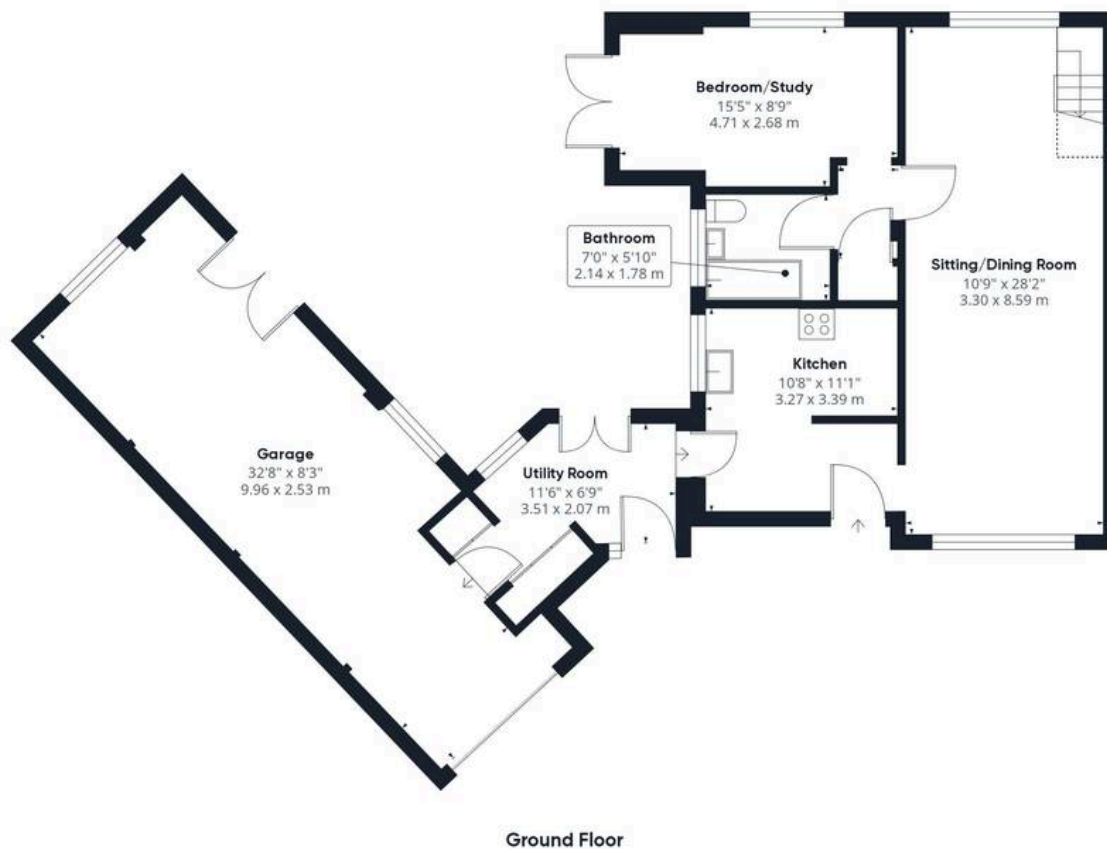




THE GREAT OUTDOORS

The garden is fully enclosed and laid to lawn with a bright and sunny aspect, whilst being well stocked and planted with a variety of borders. A feature wildlife pond can be found to one side, with a built-in storage shed and various high level hedging and trees adding a green and leafy backdrop. A working garden can be found to one side with a further timber built shed and patio area, which enjoys a secluded setting. The garage is integral to the property with an inner access, with an electric up and over door to front, inspection pit, range of built-in storage within, and a window and French doors leading out to the rear. Above the garage a useful storage area can be found which has been boarded out with power and lighting.





Approximate total area⁽¹⁾

1480.34 ft²
137.53 m²

Reduced headroom

161.67 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.