

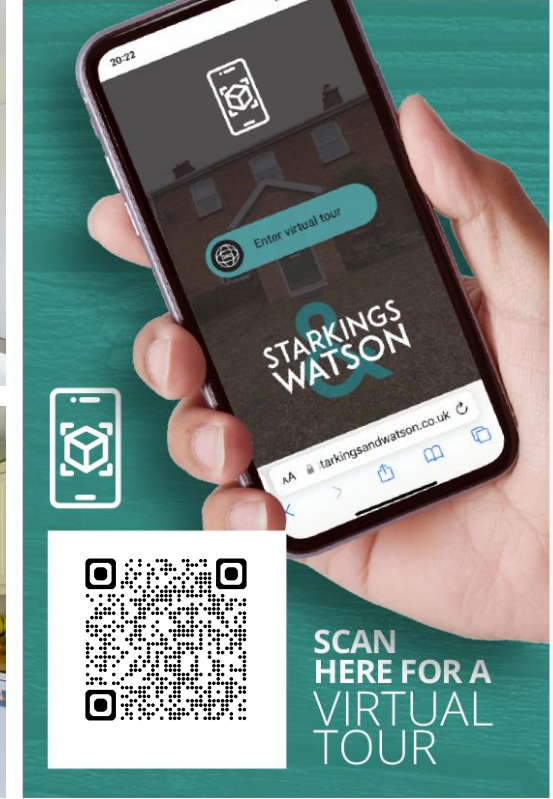
KIRSTEAD GREEN

Kirstead, Norwich NR15 1EB

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



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- Detached Family Home with Potential
- Approx. 0.16 Acre Plot (stms)
- Non-Estate Rural Village Setting
- Two Reception Rooms & Study
- Kitchen with Separate Utility Room
- Four Bedrooms with Built-In Wardrobes
- Re-fitted W.C, En Suite & Family Bathroom
- Double Garage & Gated Driveway

IN SUMMARY

On the fringes of KIRSTEAD GREEN and siding onto FIELDS, this home enjoys a NON-ESTATE RURAL SETTING, with HUGE POTENTIAL - whilst occupying a 0.16 ACRE PLOT (stms). 1180 Sq. ft (stms) of accommodation can be found within, including a DUAL ASPECT SITTING ROOM, separate KITCHEN and UTILITY ROOM, dining room with DOORS to the GARDEN, W.C and STUDY on the ground floor. Upstairs, FOUR BEDROOMS all include BUILT-IN WARDROBES, along with an EN SUITE and RE-FITTED FAMILY BATHROOM. The REAR GARDEN is PRIVATE and NON-OVERLOOKED, including a patio, lawn and various fruit trees including APPLE and PLUM. The GATED DRIVEWAY runs to the side of the property, with a DOUBLE GARAGE for storage.

SETTING THE SCENE

As you enter Kirstead Green, the property is the first you come across on the left hand side - sitting adjacent to open fields and with gardens in front. A shingle driveway offers off road parking with an adjacent lawned garden and mature hedging, with a timber five bar gate leading to a further parking area and double garage.

THE GRAND TOUR

The hall entrance offers wood flooring underfoot with stairs rising to the first floor landing, and a built-in storage cupboard below. Doors lead off, starting with the front facing dual aspect sitting room with a feature fireplace and fitted carpet. The kitchen offers a U-shaped arrangement of wall and base level units, with garden views, tiled splash-backs, integrated cooking appliances including an electric hob and built-in electric oven, with space for a fridge, and door to the adjacent utility room. Extending the kitchen space, the utility offers storage space, with room also provided for a washing machine and dishwasher, whilst the wall mounted oil fired central heating boiler is to one side, and a large built-in airing cupboard is opposite, housing the hot water tank. The dining room sits to the rear of the property with sliding patio doors offering panoramic garden views, with fitted carpet underfoot and huge potential to open plan the space into the kitchen. A further study can also be found to the far end of the hall with dual aspect windows and fitted carpet, with the cloakroom finished a white two piece suite including storage under the sink and tiled splash-backs. Heading upstairs, the landing is finished with fitted carpet and a loft access hatch, with doors taking you into the main double bedroom which sits to the front - with far reaching countryside views through dual aspect windows. Twin built-in wardrobes can be found to one side with a door leading you into the re-fitted en-suite shower room with a three piece suite including storage under the sink, an electric shower and aqua board splash-backs. Three further bedrooms enjoy views over the rear garden, all with built-in wardrobes and served by the main family bathroom which has also been re-fitted with a white three piece suite including a Rainfall shower over the bath, aqua board splash-backs and wood effect flooring.



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THE GREAT OUTDOORS

Private and non-overlooked, the garden starts with a patio which runs across the rear of the property leading from the dining room patio doors. Mature planted borders can be found throughout the garden with hedging to one side and the garage opposite, which conceals a further patio area beyond. Various fruit trees can be found towards the rear boundary increasing the privacy and seclusion the property enjoys, with twin timber built storage sheds and the oil tank. The double garage itself offers an up and over door to front, door to side, power and lighting.

OUT & ABOUT

Kirstead is a rural hamlet on the edge of Brooke, a highly sought after village situated approximately eight miles South of Norwich. Only a short drive from Brooke, you will find the village primary school, farm shop, post office, garage, popular walks and village hall. The nearby village of Poringland is a short car or cycle journey away, offering a further extended range of amenities, with Bungay and Norwich close by car.

FIND US

Postcode : NR15 1EB

What3Words : ///tentacles.pushes.jousting

VIRTUAL TOUR

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

AGENTS NOTE

The property sits adjacent to an open surface water drainage ditch which is partly included within the freehold 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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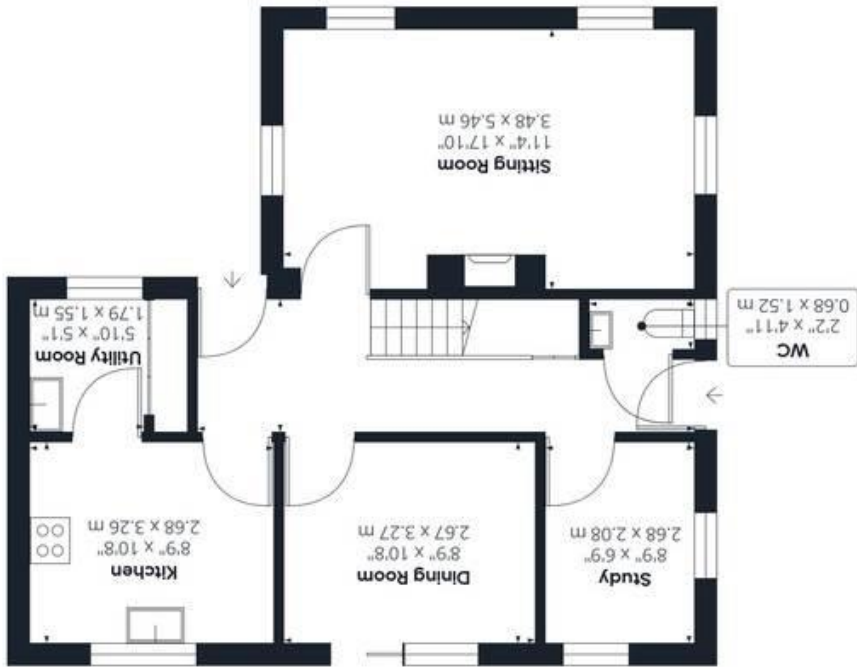
GIRAFFE 360

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^m
1180.5 ft²
109.67 m²

Ground Floor



Floor 1

