

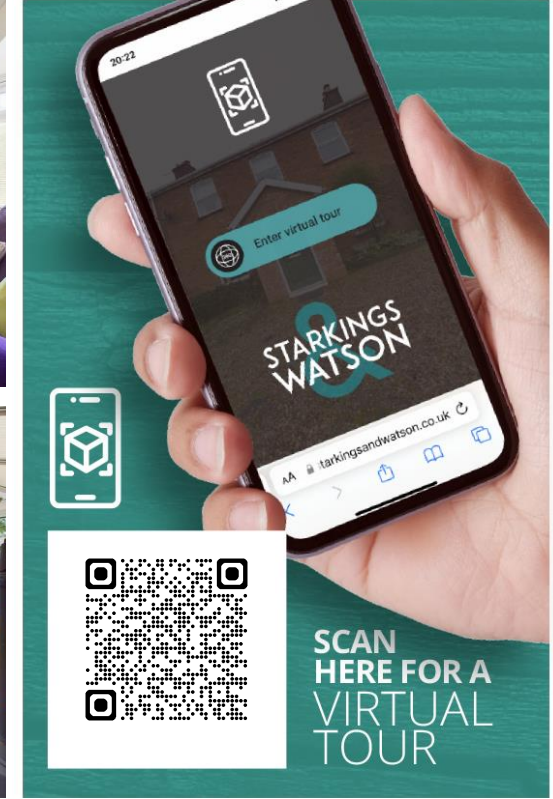
THE GREEN

# Surlingham, Norwich NR14 7AG

Freehold | Energy Efficiency Rating : D

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

# 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 Bungalow in Rural Setting
- Approx. 1/3 Acre Plot (stms)
- Bay Fronted Sitting Room
- Kitchen/Breakfast Room
- Conservatory with Wood Burner
- Up to Five Bedrooms
- Family Bathroom & Re-fitted Shower Room
- Tandem Garage & Ample Parking

#### IN SUMMARY

VENDOR FOUND. Boasting OVER 2060 Sq. ft (stms) of accommodation and a 1/3 ACRE PLOT (stms), this unassuming CHALET offers a STUNNING CHARACTERFUL FEEL, whilst blending the INSIDE and OUTSIDE SPACES. The LARGE PORCH and HALL ENTRANCES not only create a useful entrance but creates a GRAND FEELING when inviting guests into the property. The accommodation is COMPLETELY FLEXIBLE, and currently offers a 15' BAY FRONTED SITTING ROOM, 12' KITCHEN and 15' CONSERVATORY with a WOODBURNER FITTED to extend the living space. THREE GROUND FLOOR BEDROOMS include a BAY FRONTED 15' ROOM which could be a further RECEPTION ROOM - all serviced by a utility room and bathroom. Upstairs, TWO FURTHER BEDROOMS and a re-fitted SHOWER ROOM lead off the landing, along with EXTENSIVE WALK-IN STORAGE. The ADJOINING 25' GARAGE offers further potential, whilst the GARDEN includes BEAUTIFUL PLANTING and historic specimens, along with VARIOUS STORAGE and SEATING OPTIONS.

#### SETTING THE SCENE

Set back from the road behind a hedge front boundary, a sweeping shingle driveway offers ample parking and turning space, whilst providing access to the lawned

front garden, main property and adjoining garage.

#### THE GRAND TOUR

As you head inside, a large tiled entrance hall with a wood panelled ceiling and uPVC double glazed windows to all sides can be found, providing a light, bright and inviting space. A further door takes you into the hall entrance beyond with wood flooring underfoot and stairs rising to the first floor landing. Doors lead off to the ground floor bedroom accommodation and main living spaces, starting with the bay fronted sitting room, centred on a feature cast iron woodburner with an inset timber beam and slate hearth. This light and bright room offers a high ceiling and fitted carpet underfoot. Leading through, the kitchen/breakfast room comprises a u-shape arrangement of wall and base level units, including wood effect work surfaces, an inset electric ceramic hob with extractor fan and built-in eye level electric double oven. Integrated appliances include a fridge, dishwasher and induction hob, with tiled flooring and space for an island or breakfast table. Extending the living space is the conservatory, with a cast iron woodburner ensuring the room remains usable all year round. Wood flooring can be found underfoot with uPVC double glazed windows to side and rear, uPVC double glazed French doors to the rear patio, and a door leading off to the utility room - providing extra storage and room for laundry appliances. The utility includes tiled splashbacks and flooring, floor standing oil fired central heating boiler, door to the rear garden and door to the integral garage. Back into the hall entrance the ground floor family bathroom can be found, which is a sizeable room with a five piece suite installed, including a separate shower cubicle and storage under the sink. The two rear facing bedrooms offer a multitude of uses with



To arrange an accompanied viewing please call our Poringland Office on **01508 356456**



potential for a ground floor study or snug room. The front facing bedroom is a matching bay fronted space with wood flooring underfoot, a full run of built-in wardrobes and potential to use this space as a further reception room if required. Heading upstairs, the landing offers a built-in storage cupboard, recessed storage with eaves access and a large walk in loft room to the far end of the landing - with further conversion potential subject to planning permission. Leading off the landing is the newly fitted shower room with built-in storage, thermostatically controlled shower and Aqua board splashbacks. The two bedrooms again offer various uses as a study or studio, and both enjoy far reaching views across the garden.

### THE GREAT OUTDOORS

The property enjoys a substantial 1/3 acre plot (stms), with large section of grass, planting and paving. With a functional seating area leading from the conservatory, the patio is partially covered and adjoined by a feature wildlife pond and planted borders. Heading up the garden, fruit cages, vegetable plots, and a log storage can be found, all with enclosed boundaries with gated access to front. The integral tandem garage offers double doors to front, mechanics pit, power and lighting.

### 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: ///golf.printouts.coaching

### VIRTUAL TOUR

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

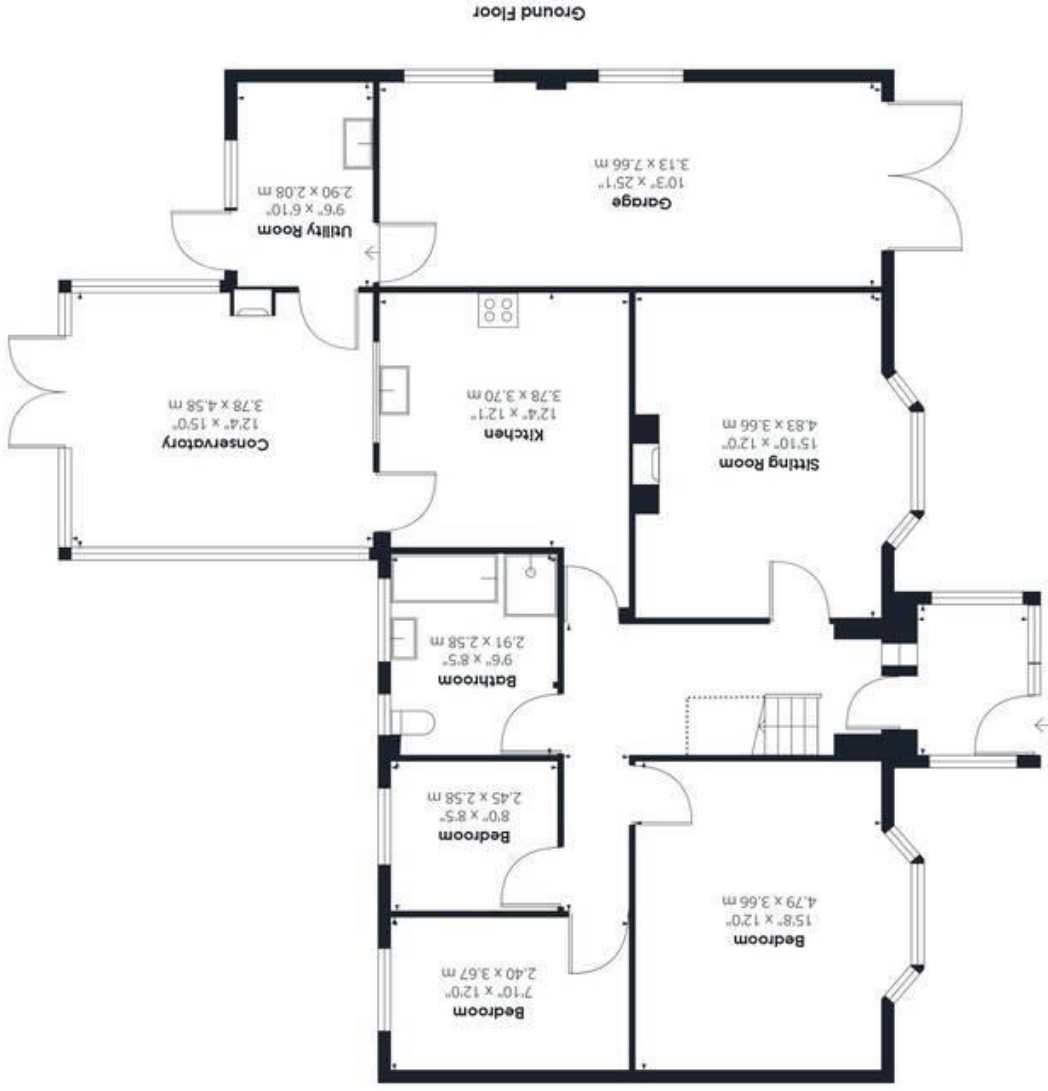
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential 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  
 plan is for illustrative purposes only.  
 While every attempt has been made to  
 ensure accuracy, all measurements are  
 approximate, not to scale. This floor

Reduced headroom:  
 ..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 2068.59 ft<sup>2</sup>  
 192.18 m<sup>2</sup>  
 Reduced headroom  
 112.21 ft<sup>2</sup>  
 10.42 m<sup>2</sup>