



Church Meadow, Alington - NR14 7NY

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Church Meadow

Alpington, Norwich

Having been EXTENDED in 2020 and with the benefit of a converted garage, over 1700 Sq. ft (stms) of accommodation can be found within, along with PRIVATE NON-OVERLOOKED GARDENS complete in a LOW MAINTENANCE DESIGN. With FLEXIBLE LIVING and ANNEXE POTENTIAL, the accommodation includes a HALL ENTRANCE with W.C, 19' SITTING ROOM with an OPEN FIRE, 22' KITCHEN/DINING ROOM and 12' OPEN PLAN family room with a HIGH LEVEL CEILING and BI-FOLDING DOORS to the rear garden. The STUDY sits adjacent to a storage room which could be an ideal shower room, with a utility room beyond. Upstairs, the GALLERIED LANDING leads to the four bedrooms, including the main bedroom with TWIN DOUBLE WARDROBES and an EN SUITE shower room, along with the main family bathroom.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Family Home with Parking
- Rarely Available Cul-De-Sac Location
- Three Reception Rooms
- Open Plan Kitchen/Living Space
- Cloakroom & Separate Utility Space
- Potential for Five Bedrooms
- En Suite & Family Bathroom
- Low Maintenance Gardens



Alpington is a small village situated some five miles south east of the Cathedral City of Norwich and closely associated with the neighbouring village of Yelverton with which it shares its facilities including a duck pond, village hall, St Mary's Church and the Alpington & Bergh Apton C of E Primary School which currently holds an outstanding Ofsted Rating. Further amenities can be found in the larger village of Poringland, whilst a short drive takes you to the City Centre itself.

SETTING THE SCENE

The property is set back from the road and accessed via a brick weave double driveway, with wrap around lawn gardens including mature planting and hedging.

THE GRAND TOUR

Heading inside, the carpeted hall entrance offers stairs to the first floor landing, with storage below and doors leading to the main living spaces and useful ground floor W.C - complete with a white two piece suite and tiled splash backs. The main sitting room sits towards the front of the property centred on a feature open fireplace with a tiled hearth and fitted carpet underfoot. The spacious room flows seamlessly via double doors to the adjacent kitchen, dining and family room, which is fully open plan and offering a modernised interior. The kitchen itself offers extensive storage with a breakfast bar formed out of the work surface, whilst integrated cooking appliances include an electric ceramic hob and built-in electric double oven, alongside a dishwasher, with space for an American style fridge/freezer. The dining area is carpeted with an opening leading to the adjacent family room, with bi-folding doors leading on to the rear patio and a high level ceiling with recessed spotlighting allowing for a light and bright feel.





Church Meadow

Alpington, Norwich

The side lobby leads from the kitchen with access to a useful walk-in storage cupboard housing the electric fuse box, and a door to the adjacent utility room, providing a door leading to the rear garden, further storage and space for laundry appliances. Completing the ground floor is the study which is currently used as a gym, with a double glazed window to front and fitted carpet underfoot. Heading upstairs, the spacious galleried landing offers a window to front and loft access hatch above, with doors leading to the four bedrooms including the main bedroom with twin built-in double wardrobes and a private en-suite complete with a white three piece suite including storage under the sink and a shower cubicle with a thermostatically controlled shower. Completing the property is the family bathroom where a three piece suite including storage under the sink can be found, also offering potential to include a separate shower cubicle if required.

FIND US

Postcode : NR14 7NY

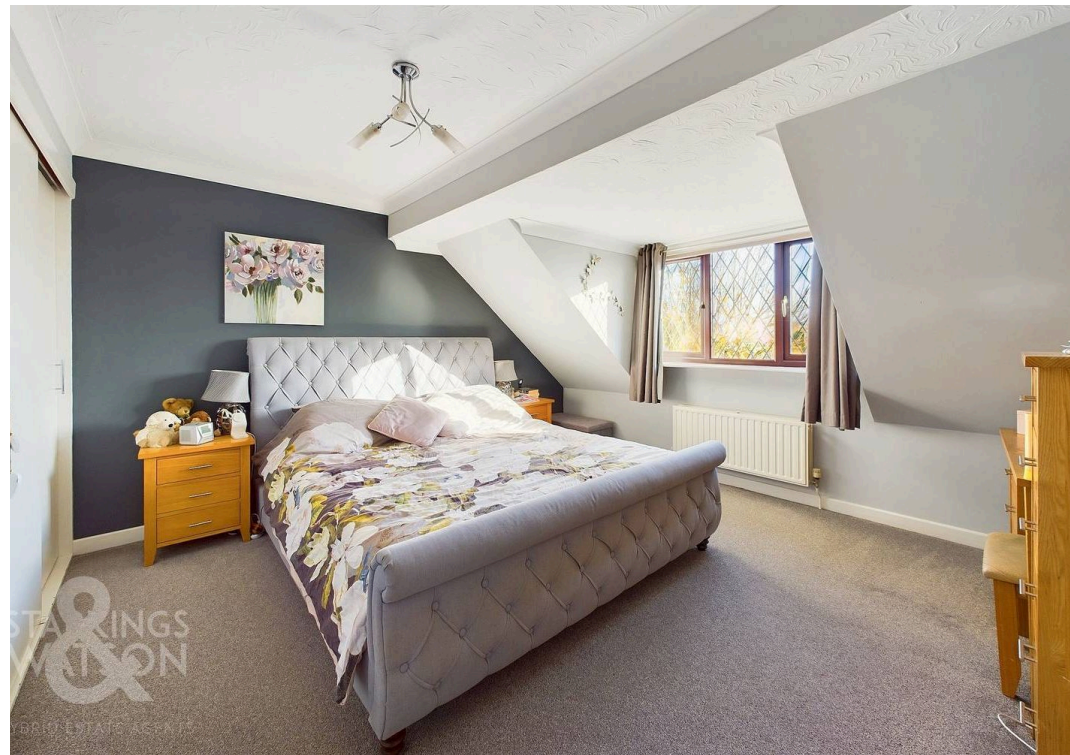
What3Words : ///grows.ferrying.foiled

VIRTUAL TOUR

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

**STARKINGS
& WATSON**


HYBRID ESTATE AGENTS



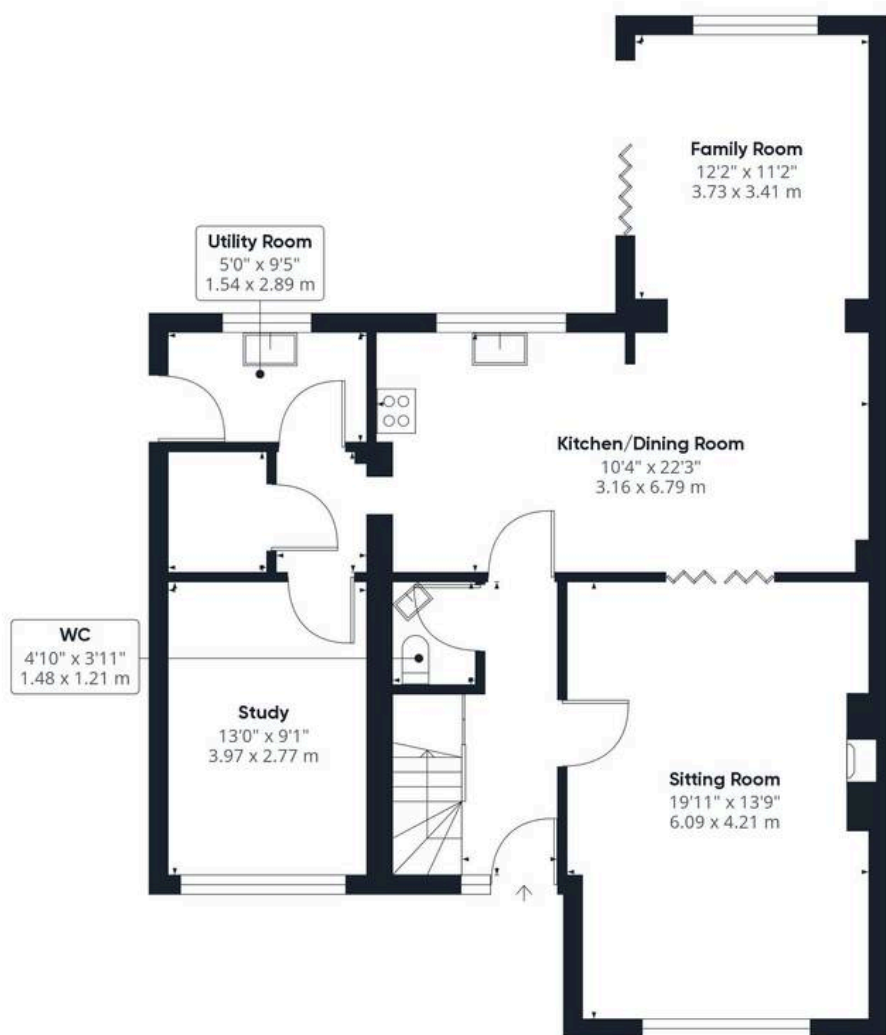


THE GREAT OUTDOORS

The rear garden offers a expansive low maintenance area laid to artificial grass, with enclosed timber fence boundaries and a range of mature planting to all sides. A patio area leads from the bi-folding doors of the family room leading to the gated access to the side of the property outside water supply and timber built storage shed.

A hand holding a smartphone displaying a virtual tour app. The app interface includes a QR code icon, a button labeled "Enter virtual tour", and the "STARKINGS WATSON" logo. The browser address bar shows "starkingsandwatson.co.uk".


SCAN
HERE FOR A
VIRTUAL
TOUR



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1719.75 ft²
159.77 m²

Reduced headroom

41.24 ft²
3.83 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

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • 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 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.