



Norwich Road, Strumpshaw - NR13 4NT

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS





## Norwich Road

Strumpshaw, Norwich

Occupying a PRIVATE NON-ESTATE SETTING and a 0.17 ACRE PLOT (stms), this ATTRACTIVE 2010 built detached 2300+ Sq. ft (stms) POTTON BUILT HOME is a true one off, and BUILT to an EXCEPTIONAL STANDARD. With the perfect BLEND of CHARACTER FEATURES, modern luxury and eco-credentials, the property is an IDEAL FAMILY HOME or a property for a discerning buyer who loves to ENTERTAIN. Finished with AIR SOURCE HEATING and underfloor heating downstairs, a RAINWATER HARVESTER is installed, whilst the vendors oversaw the full build, including the post and beam super structure which allowed a TOTALLY FLEXIBLE INTERNAL LAYOUT, which could now offer ANNEXE OPTIONS. Set back from the road with a private GATED DRIVEWAY, the double garage can be found, with WRAP AROUND GARDENS. Internally, the hall entrance leads to THREE RECEPTION ROOMS, the open plan KITCHEN/DINING/GARDEN ROOM, utility room and W.C. Upstairs, FOUR BEDROOMS, an en suite and FAMILY BATHROOM complete the property.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





- Stunning Detached Potton Built Home
- Private Non-Estate Location
- Gated Driveway with Double Garage
- Sitting Room with Large Inglenook Fireplace
- Open Plan Kitchen, Dining & Garden Room
- Four Bedrooms
- Cloakroom, En Suite & Family Bathroom
- Landscaped Lawned Gardens

The rarely available village of Strumpshaw lies just east of the larger village of Brundall. With the benefit of local amenities being only a short drive away, Strumpshaw offers stunning rural walks and scenery, with the nearby RSPB Nature Reserve. Easy access can be gained to the A47, local buses stop close by, whilst the neighbouring villages of Brundall and Lingwood also offer railway stations, with trains to Norwich and Great Yarmouth.

#### SETTING THE SCENE

Heading through the gated entrance, a large shingle driveway provides ample off road parking, with access to the adjacent double garage with electric roller doors to front. A tree lined front aspect can be enjoyed, whilst the garden are open plan to the driveway and open up to provide a seamless entertaining space.





## THE GRAND TOUR

The hall entrance is a grand and welcoming space, with tiled flooring and under floor heating under foot, the stairs rise to the first floor landing with built-in storage. A range of exposed timber beams and brick work can be enjoyed, with doors leading off to the main reception rooms. Solid wood latch and brace doors lead throughout the property and into the sitting room. Centred around a large brick built inglenook fireplace, an inset cast iron wood burner can be found with a pamment tiled hearth and timber beam above. Triple aspect windows allow excellent natural light, with under floor heating and carpet under foot. A side lobby area leads off with exposed brick work and an opening into the dining room. A brick built feature wall provides ideal recesses for wine storage, with a range of exposed timber beams, and functional tiled flooring for easy maintenance. Windows face to side and rear, with French doors leading to the garden, along with doors into the hall and kitchen. Constructed to allow for open plan living and in a garden room style, this large open plan room combines a functional kitchen, dining space and a seating area to enjoy the surrounds. With built-in storage units and a ceramic butler sink, space is provided for a Rangemaster style cooker, with the dishwasher integrated and space for a fridge freezer include. The granite work surfaces include a breakfast bar, with further French doors leading to the garden. A functional utility room leads off, and like many homes, becomes a useful storage space, with laundry appliances and heating controls. back into the entrance hall, a snug/study can also be found, along with a useful W.C.

Heading upstairs, a galleried style landing leads to the four bedrooms, all featuring exposed timber beams and all ideal double bedrooms in size. The main bedroom includes an array of built-in wardrobes, along with an en suite bathroom which includes a free standing rolled top bath, shower cubicle and heated towel rail which can run independent of the heating system. The family bathroom offers a three piece suite with a walk-in

shower cubicle and rainfall shower. Storage can be found under the sink, with a heated towel rail adjacent.

## FIND US

Postcode : NR13 4NT

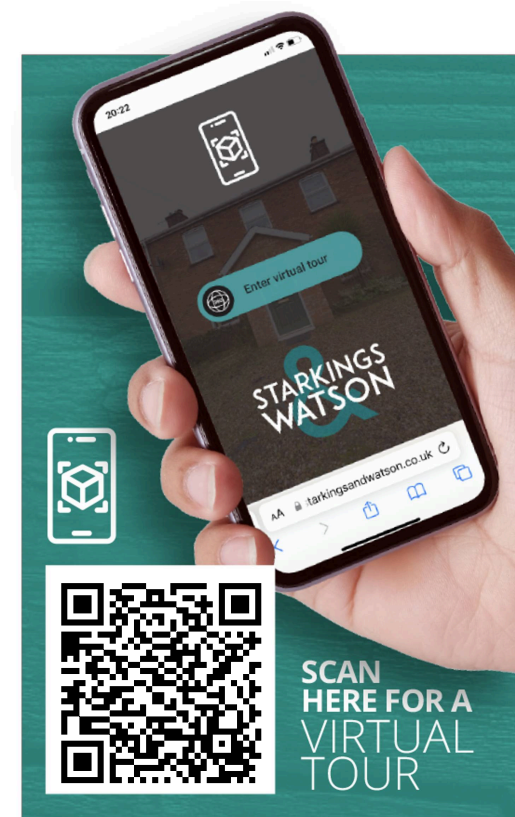
What3Words : ///coil.factor.spruced

## VIRTUAL TOUR

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

## AGENTS NOTES

The rainwater harvester provides water to the washing machine and flushing toilets.









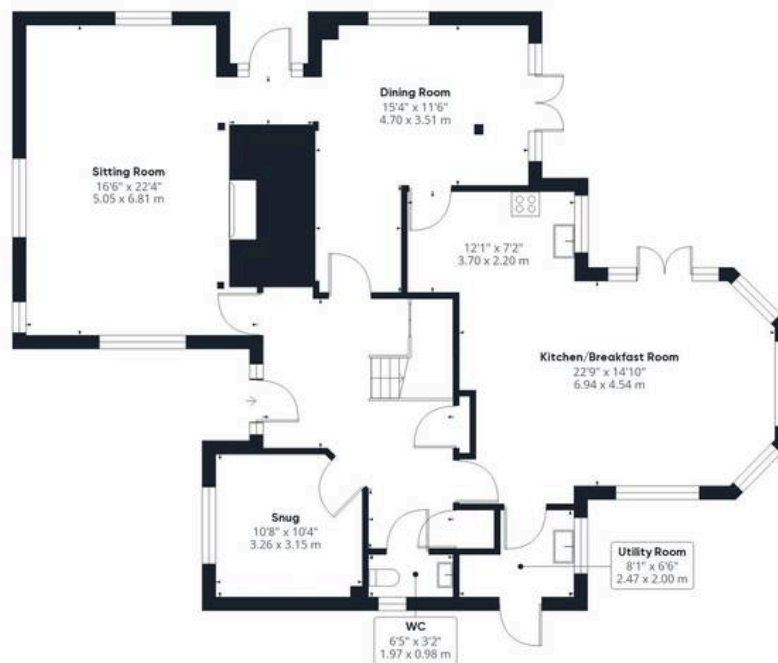


## THE GREAT OUTDOORS

The gardens have been a labour of love since the initial build, with a mature enclosed lawned garden now found, with mature planted borders and hedging. Enclosed with timber panelled hedging, a patio leads from the kitchen and dining room, taking in the south sun.







**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

2314.27 ft<sup>2</sup>

215 m<sup>2</sup>

**Reduced headroom**

50.55 ft<sup>2</sup>

4.7 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**





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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.