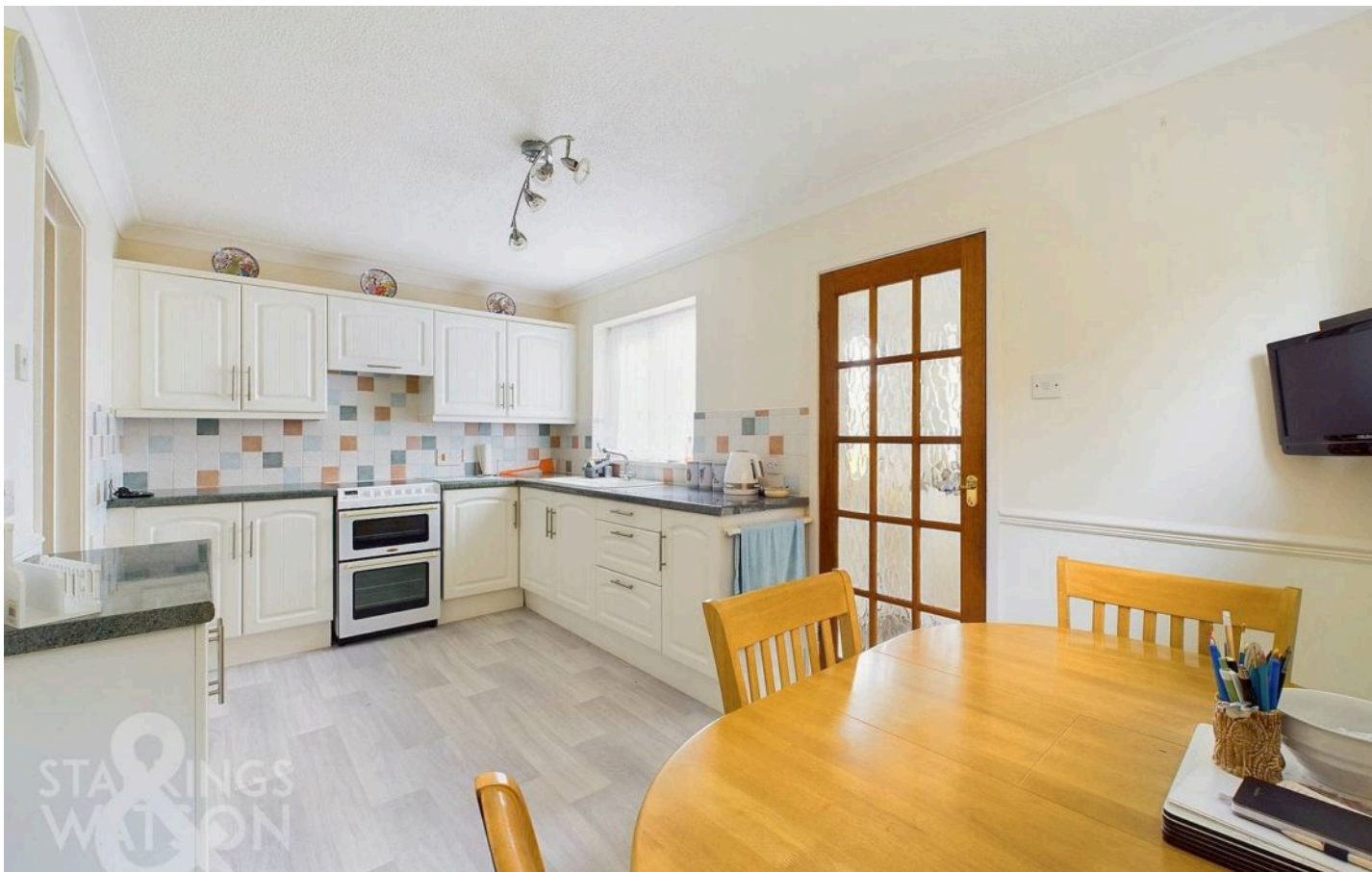




Norwich Road, Strumpshaw - NR13 4AG

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Norwich Road

Strumpshaw, Norwich

NO CHAIN. With over 1070 Sq. ft (stms) of accommodation, this detached home enjoys a NON-ESTATE LOCATION within the heart of the sought after village of Strumpshaw. With AMPLE PARKING and SIZEABLE GARDENS, the property is ideal for a buyer seeking a PEACEFUL SETTING, but with amenities close by - both in Brundall and Lingwood. The accommodation comprises a LARGE HALL ENTRANCE with storage, W.C, 22' SITTING/DINING ROOM with feature fireplace, 14' kitchen/breakfast room and separate utility room. Upstairs, THREE BEDROOMS lead off the landing including the smaller bedroom with a BUILT-IN WARDROBE, whilst the 11' BATHROOM includes a SHOWER and BATH. Outside, the GARDENS are well stocked and are ready to be tamed and loved by a new owner.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Family Home
- Open Plan Sitting/Dining Room
- Kitchen/Breakfast Room
- Hall Entrance with Cloakroom
- Three Double Bedrooms
- Large Family Bathroom
- Lawned Gardens with Raised Patio

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

A low level brick wall encloses the brick weave driveway, which provides ample space for parking and turning. The front flowerbed is stocked with a range of mature planting, whilst access leads to the side of the property via a wrought iron gate to the rear garden.



THE GRAND TOUR

The brick built entrance porch leads to the main front door where you head into a spacious hallway with fitted carpet and stairs rising to the first floor. Doors lead off, starting with the ground floor cloakroom which offers a white two piece suite, tiled splash backs and window to front. The main living space is open plan incorporating room for dining and sitting, whilst being centred on a feature cast iron woodburner with a timber beam above and tiled hearth below. With the window to front and sliding patio doors to rear, this light and bright room is perfectly situated next to the kitchen which offers space for a breakfast table, whilst offering a range of wall and base level units, with a window to rear, space for electric cooker and further door into the utility room - with a further range of built in cupboards. The utility allows space for both the fridge freezer, washing machine and tumble dryer. Windows can be found to both sides of the room with a door leading onto the rear garden.

Heading upstairs, the landing is carpeted and finished with a useful built in double cupboard and loft access hatch with doors leading to the three bedrooms. The two larger bedrooms sit to one side of the property, with space for wardrobes to be built-in, whilst the smaller double bedroom offers a built in double wardrobe and windows to the rear of the property. The family bathroom is also a great size, with a four piece suite including a shower and bath, tiled splash-backs and wood effect flooring.

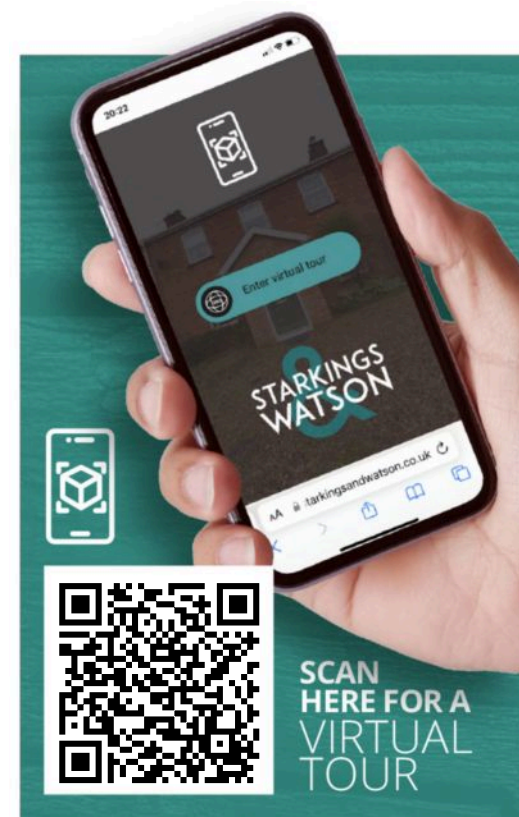
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VIRTUAL TOUR

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



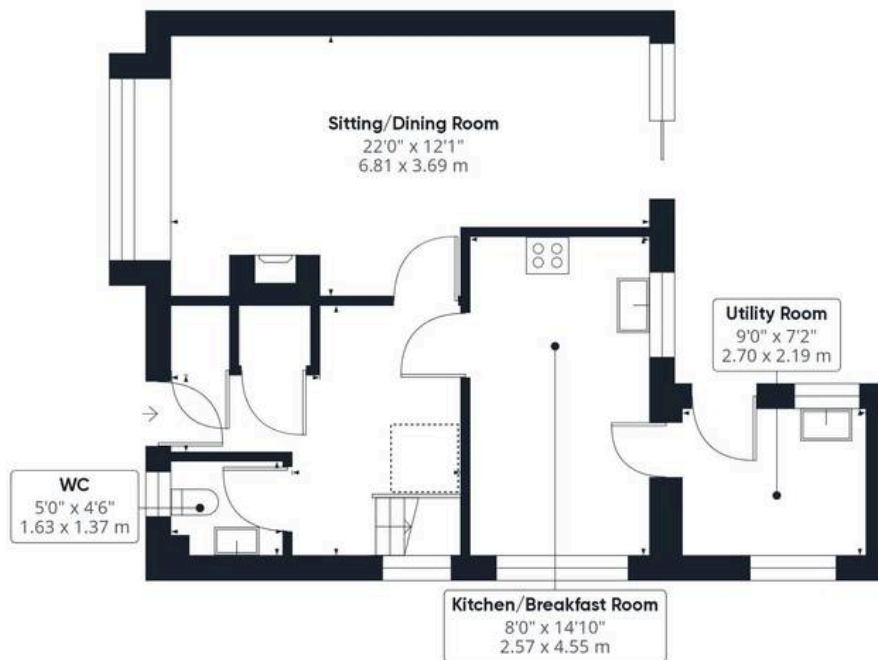




THE GREAT OUTDOORS

Leaving the property via the patio doors in the sitting room, a raised paved seating area can be found with low level brick walling and a range of mature planting. Steps lead down to the main grass area of the garden, with further mature planting, a timber built shed and the oil tank which sits to one side. Huge potential exists within the garden to make use of the space and the mature planting which is already established.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1079.51 ft²

100.29 m²

Reduced headroom

9.47 ft²

0.88 m²

(1) 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.