



Paved Yard, Stokesby - NR29 3AL



Paved Yard

Stokesby, Great Yarmouth

Nestled just back from the banks of the River Bure, part of the beautiful Norfolk Broads is this well presented TERRACED COTTAGE featuring original CHARACTER FEATURES of exposed timber beams and original floor boards whilst also being sympathetically MODERNISED to maintain its authentic cottage feel with modern touches. Within the PRIVATE GARDEN is a SELF CONTAINED UNIT comprising a large open living room leading to a KITCHEN with INTEGRATED COOKING APPLIANCES and separate WC making this space the ideal EXTERNAL HOME OFFICE/WORKSPACE or POTENTIAL ANNEX (stp). The property initially opens to a KITCHEN/DINING ROOM with INTEGRATED APPLIANCES and EXTENDED BREAKFAST BAR seating space. The sitting room is found to the rear of the home, with EXPOSED WOODEN FLOORING and WOOD BURNER to truly give that cosy cottage feeling with the three piece family bathroom sat in-between on the ground floor. The first floor gives way to THREE BEDROOMS, with the third being a mezzanine style space with vaulted ceilings.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

VIRTUAL TOUR

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



- Mid-Terrace Cottage
- Character Features Maintained Throughout
- Separate Self Contained Unit In Garden
- Sympathetically Modernised
- Sitting Room With Wood Burner
- Three Bedrooms
- Private Garden
- Sought After Village On The Norfolk Broads

Stokesby is an idyllic village which borders the Norfolk Broads Nation Park, whilst offering amenities such as a public house, various open green area's, nestled closely to the River Bure which is a popular location for boat owners. With the nearby market town of Acle, which has a range of shops, schools, a doctors surgery, and a railway station which provides access to Norwich & Great Yarmouth, where there is direct access to London Liverpool Street. Stokesby is set within the Norfolk Broads, offering over 200 miles of river, and access to various coastal locations.

SETTING THE SCENE

The entrance for the property is located at the junction of Mill Road and Croft Hill where a alleyway is nestled behind the houses leading you towards the second door with a large green frontage separating the row of terraced homes from the street.

THE GRAND TOUR

Once inside you are first met with an open and characterful kitchen/dining room with wooden flooring laid underfoot running throughout the ground floor featuring exposed timber beams and a red brick chimney above the integrated dual ovens and hob complete with a tiled splashback and overhead extraction. A range of base mounted units can be found





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set around the wooden work surfaces extending out to offer breakfast bar seating with additional floor space for a formal dining table. Stepping through from here you will find yourself in a central lobby with access to the first floor and under the stairs storage cupboard as well as the three piece family bathroom suite to your left complete with a tiled surround, vanity storage and shower head mounted over the bath. The very rear of the property is occupied by the sitting room with original wooden flooring and large uPVC double glazed window towards the front of the property whilst the large open floor space leaves room for a choice of soft furnishings with a wood burner set within the chimney complete with solid wooden beam and tiled hearth below. The first floor landing grants access to the three bedrooms with the largest coming to your left with a large uPVC double glazed window and wooden flooring. This room also benefits from an over the stair storage cupboard and storage units above the bed. The second bedroom comes towards the front of the home again with wooden effect flooring and a built in wardrobe, this room, just like the rest of the property is heated with modern electric radiators. The third bedroom initially offers space for storage whilst wooden stairs take you towards the bedroom space in a mezzanine style complete with pitched ceilings and Velux window. Within the garden there is a separate dwelling currently used as a home office however with potential to be the ideal annex/home workspace complete with a working WC and open plan living area with wooden effect flooring, pitch ceilings and exposed wooden beams. The space then extends towards the kitchen area with base mounted storage units, fully tiled splashbacks and extended breakfast bar seating area. This space also includes an integrated four ring gas hob with electric oven below and extraction above.

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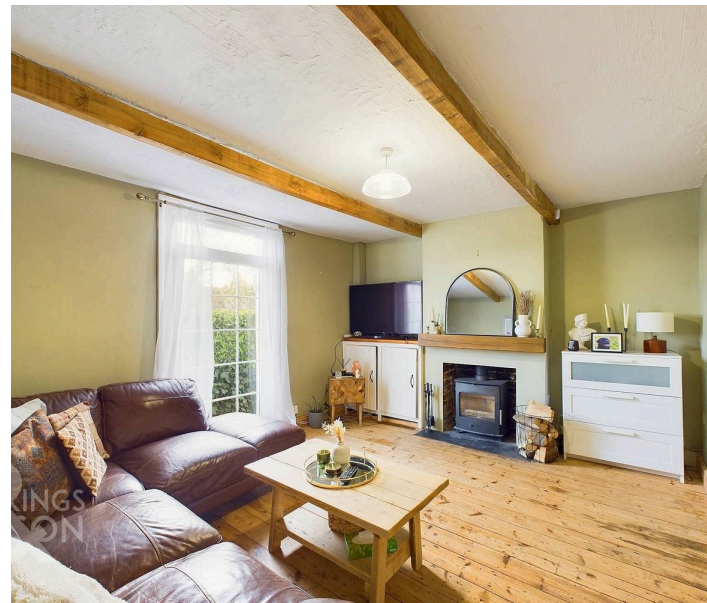
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THE GREAT OUTDOORS

The garden itself can be found by continuing further down the alleyway and turning to your left. Walking past the outbuilding you are first met with a large storage shed suitable for all external storage needs with a flagstone patio seating area reaching up towards a lawn garden, fully enclosed with timber fencing to all sides and the rear with a built in external kitchen space featuring external power sockets. The separate self contained unit can also be accessed from this space.



20:22

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SCAN HERE FOR A VIRTUAL TOUR



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

942.06 ft²

87.52 m²

Reduced headroom

5.67 ft²

0.53 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.

GIRAFFE360



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