



Irmingland Road, Corpusty - NR11 6QE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Irmingland Road

Corpusty, Norwich

Sitting between panoramic FIELD and RIVER views on every aspect, this DETACHED FAMILY HOUSE mixes peace and tranquillity with VERSATILITY and FUNCTIONALITY. A combined living area measures some 2453 Sq. Ft in total (stms). The residence is split into two, with a SELF-CONTAINED ONE BEDROOM ANNEXE, with its own sitting room, kitchen and bathroom. The main residence is SPACIOUS in its design offering a 24' SITTING ROOM with OPEN FIRE, sunroom, KITCHEN/DINING ROOM, laundry room and ground floor SHOWER ROOM/W.C. The first floor offers a further FOUR BEDROOMS, home office, family bathroom and four piece EN-SUITE. The functionality of the rooms can be altered in many ways to suit any potential buyers needs and enjoys a PRIVATE REAR GARDEN featuring breath taking tree lined aspects and rolling field views and an OVERSIZED GARAGE, ideal for storage or potential conversion (stp).



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Rural House
- Rolling Field & River Views
- One Bedroom Self-Contained Annex
- Four Reception Rooms
- Four Bedrooms In Main Residence
- Four Bathrooms Including One En-Suite
- Ample Off Road Parking
- Oversized Garage

Corpusty is a rural village surrounded by the calming North Norfolk countryside situated a little over 16 miles from Norfolk's main city, Norwich and within close proximity to neighbouring market towns Holt and Aylsham. For those seeking the coast, Popular seaside destinations such as Sheringham, with rail links, and Cromer are only a little over 10 miles to the North East and can easily be reached by car. Nearby, doctors can be found in the villages of Reepham and Melton Constable with a primary school being found within the village itself and nearby Reepham with secondary schooling also being found in Reepham and Aylsham. Some local amenities can be easily accessed as Corpusty offers a Spar, village hall and public house all within walking distance.

SETTING THE SCENE

Nestled between rolling fields on each side, the property emerges behind a low level picket style fence with a large lawn and tree lined frontage giving way to a shingle driveway suitable for parking of multiple vehicles. Access to the garage can be found by following the front of the property to the adjacent side where additional parking could easily be added if desired along with a secondary entrance for an in-and-out style driveway.

THE GRAND TOUR

As you step inside you are first met with a handy entrance porch complete with pan tile flooring ideal for slipping off coats and shoes after a brisk rural walk before heading inside.



Directly ahead is the main residence whilst turning to your right will take you into the separate self contained annex. The first space you will encounter is the generously sized sitting room with electric storage heater mounted on the wall and all wooden effect flooring underfoot, complete with a large uPVC double glazed window to the front allowing the space to bask in natural light. Through from there is a newly fitted kitchen with tiled surrounds and space for multiple appliances as well as a range of wall and base mounted storage units giving way to an inset sink and built in extraction unit. A central lobby allows easy access into the rear garden whilst turning to your right will lead you directly into the three piece bathroom suite, all neatly decorated and finished with a shower over the bathroom, wall mounted towel rail and velux window above. A generously sized bedroom can be found right at the end of the hallway with a dual facing aspect and electric heating. This space also benefits from built in storage wardrobes and offers a fantastic floor space suited for a large double bed and additional storage solutions.

The main residence is laid with solid oak flooring throughout the entrance hall with stairs to the first floor and access directly ahead to the ground floor shower room with full surround, full tiled surrounding and WC with frosted glass window into the rear garden. The sitting room opens up beyond this space with a brilliantly open dual aspect and all solid oak flooring running underfoot. This space can be made cosier with the functional open fireplace ideal for those colder evenings whilst separation of this room could easily be done to create separate dining and sitting rooms if so desired for an even more intimate feel.

An attractive and all uPVC double glazed sunroom is accessed just off from the sitting room with French doors into the front of the garden currently used as an additional storage area. The kitchen comes off from the rear of the sitting room with slate tiled flooring underfoot giving way to base mounted storage units with ample space for wall mounted units if desired. Within the kitchen a rangemaster oven and hob can be found with an enamelled butler sink sitting between the solid wooden work surfaces. Room for a dining table is offered in this space as well with access leading directly into a laundry room with plumbing for a washing machine inlet for tumble dryer and additional storage solutions.

The first floor landing grants access to four further bedrooms and a potential fifth in the form of the home office. The space has carpeted flooring and views into the rear garden. The first double bedroom can be found just behind this with beautiful views into the fields towards the front of the property and two built in storage cupboards with all exposed wooden flooring. Slightly further down the hallway you will find another double bedroom this time with a rear facing aspect into the fields and river beyond with large double built in wardrobe and floor space for additional soft furnishings. Sitting between both bedrooms is the three piece family bathroom suite with a part tiled surround, wooden effect flooring and wall mounted towel rail. At the end of the hallway ideas can be formulated to suit any need where, initially a large double bedroom is currently used as a dress room and could be fashioned into a separate bedroom itself, smaller dress room or potential main bedroom with an additional bedroom coming just off of this which could itself be turned into the ideal dress room before entering the four piece en-suite complete with sizeable corner bath and shower with part vaulted ceilings and double glazed window into the rear garden.

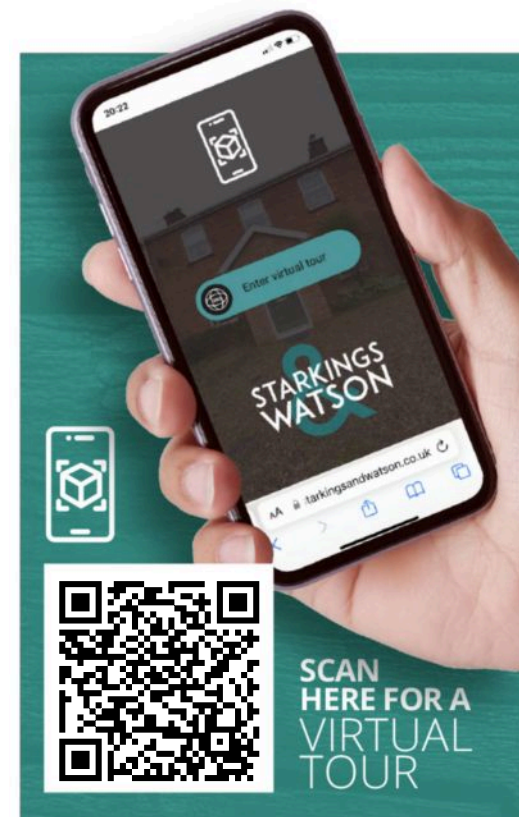
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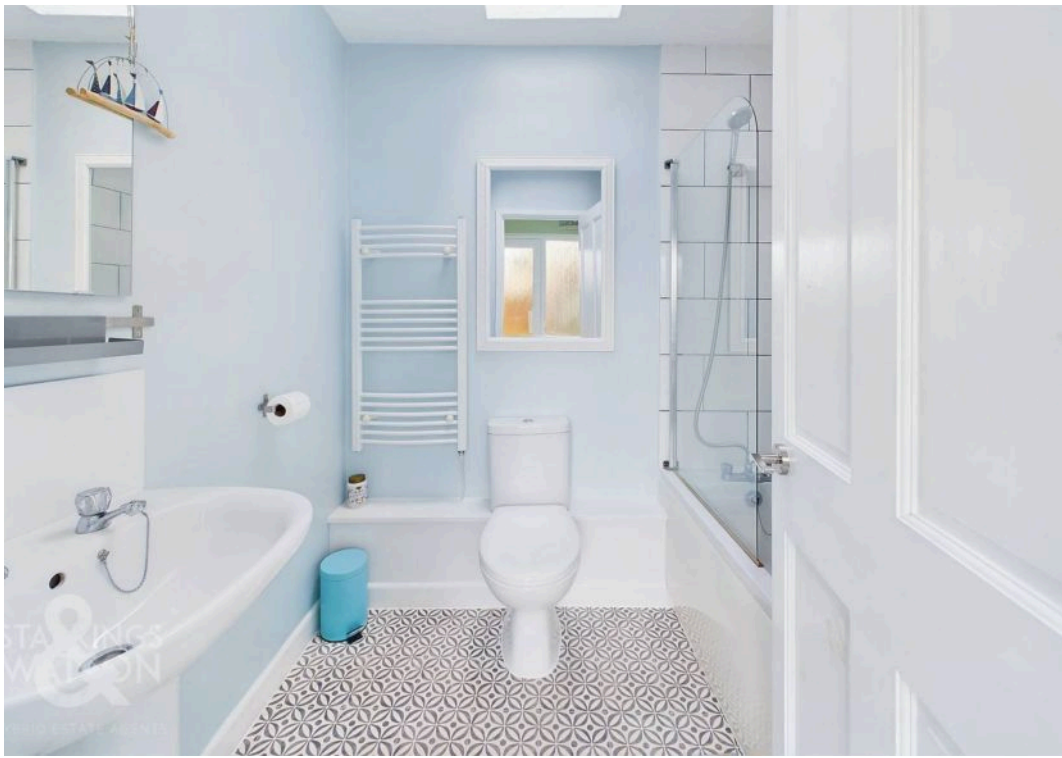
Postcode : NR11 6QE

What3Words : ///breezes.shameless.twinkling

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Exiting from the laundry room you initially find a flagstone patio area ideal for a smaller patio/breakfast table while steps lead you down through planting borders into the predominantly lawn rear garden all fully enclosed on both sides and to the rear with timber fencing whilst the tall fencing has been removed at the very bottom of the garden to encapsulate the views beyond.

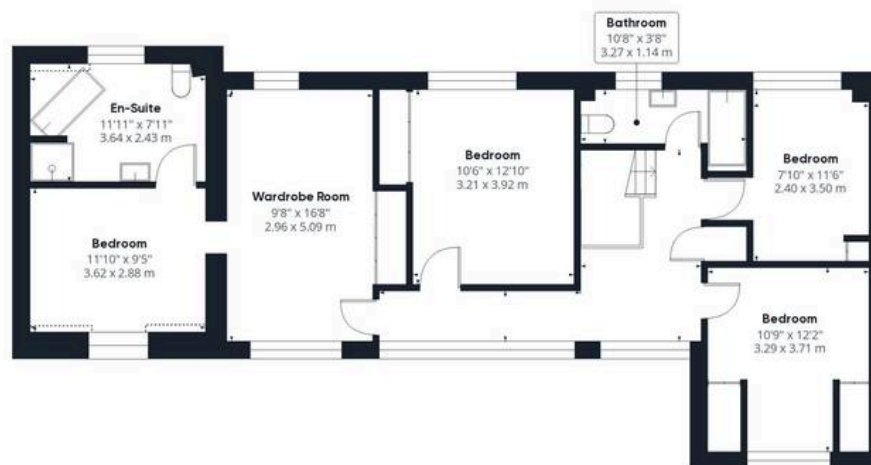
Garage

Driveway





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2456.88 ft²
228.25 m²

Reduced headroom

6.56 ft²
0.61 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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