



1 Church Close, Trunch
OIRO £600,000

1 Church Close

Trunch, North Walsham

This detached residence in Trunch offers a rare opportunity to acquire a home of distinction in a sought-after village location, with the added benefit of a self-contained annexe for potential investment income. With its well-appointed living spaces, expansive garden, and proximity to both village amenities and the stunning Norfolk coast, this property truly represents the epitome of comfortable and convenient living. Don't miss the chance to acquire this home and experience all it has to offer.

LOCATION

Trunch is a peaceful village in North Norfolk, close to the seaside resort of Mundesley and the market town of North Walsham. It offers essential amenities like a church which hosts regular film and music nights, public house, and has a vibrant village community with regular activities and classes at the village hall. Additionally there is a village Social Club which, together with the pub, host a number of well run events. North Walsham, nearby, provides a broader range of services including supermarkets, schools, and healthcare. Trunch benefits from its proximity to Mundesley, with more shops, schools, and a golf course. The area is ideal for exploring the North Norfolk Coast, the Norfolk Broads, and the countryside. The town of Holt, with excellent shopping and Gresham's public school, is 12 miles away.





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CHURCH CLOSE

Upon entering the main residence, you are greeted by a welcoming entrance hall, completed with a convenient WC. The kitchen is well-equipped with fitted units and integrated appliances to enhance your cooking experience. The adjacent dining room is the perfect setting for hosting guests or enjoying intimate family meals, while the functional utility and boot room ensure practicality and convenience for every-day living.

The heart of the home is undoubtedly the grand sitting room, complemented by a bay window that floods the space with natural light and a cosy wood burner creating a warm and inviting atmosphere. Whether entertaining guests or simply relaxing with loved ones, this room offers the perfect setting for a variety of occasions. A light-filled garden room extends the living space, allowing you to enjoy the outdoors within the comfort of your own home. The versatile office has the potential to be a at-home gym, playroom or snug, depending on your own requirements.





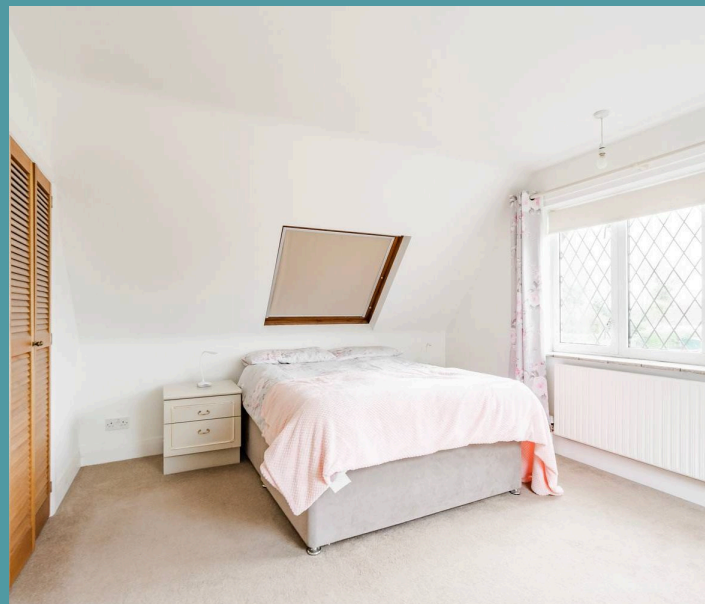
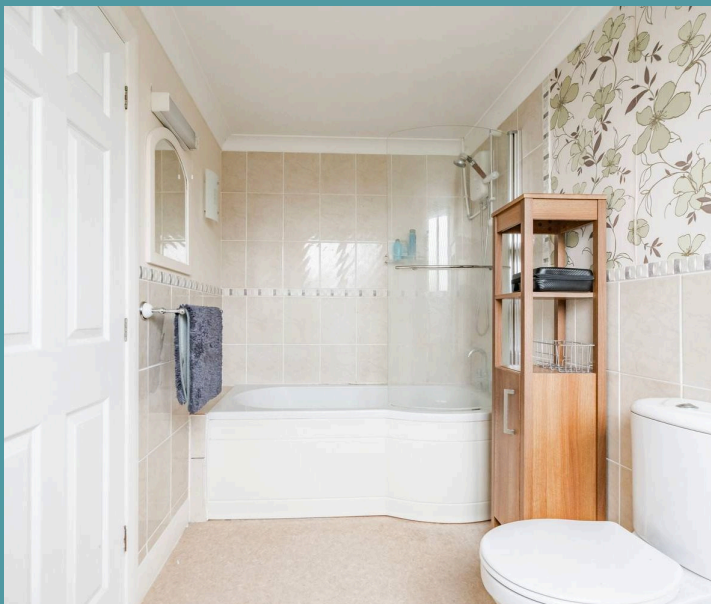
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The first floor accommodation comprises five generously proportioned bedrooms, each thoughtfully designed to offer relaxation and privacy. The master suite flaunts a dressing room and a private en-suite, while the remaining bedrooms are served by a well-appointed family bathroom, ensuring comfort and convenience for all residents and guests.

The garage has been transformed into a self-contained annex on the ground floor, which is separate from the main house by the car port. The annex features a dual-aspect lounge/diner, a double bedroom, a shower room, and a conservatory with access to the rear garden. This space is perfect for housing a family member but also offers great potential as a self-catered holiday let, providing an opportunity for additional income.

Towards the rear is an expansive enclosed garden offering endless possibilities for outdoor activities and enjoyment. It is primarily laid to lawn, bordered by a wide range of plants and shrubbery. With the addition of a summerhouse and multiple wooden sheds, suitable for storing your garden equipment. Whether you love hosting garden parties, gardening or simply relaxing in the afternoon sunshine, this garden is perfect for all. Parking is made simple with a driveway providing off-road parking for multiple vehicles, complemented by a convenient carport offering protection from the elements.

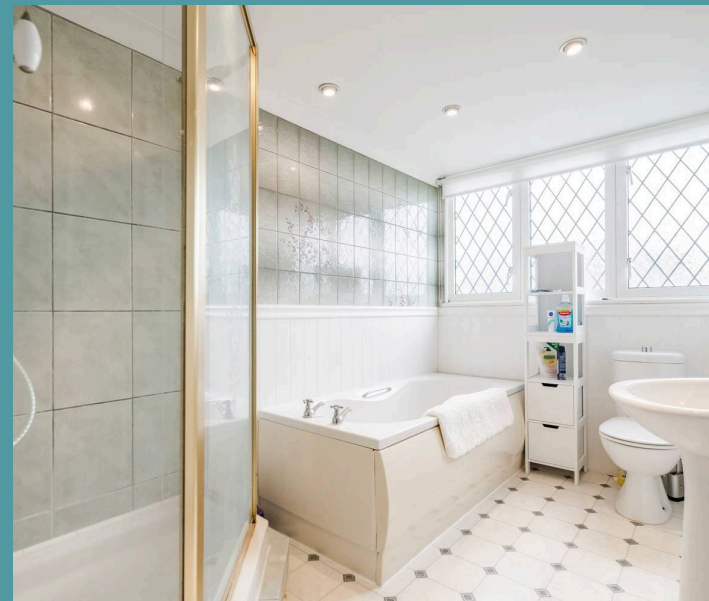




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- Detached residence in the small village of Trunch
- Self-contained annex with investment potential
- Two miles from Mundesley beach
- Well-equipped kitchen, a formal dining room, a functional utility & boot room
- Grand sitting room with bay window and wood burner
- Light-filled garden room & a versatile office
- Five bedrooms, dressing room, private en-suite & a family bathroom
- Expansive garden offering endless possibilities for outdoor activities and enjoyment
- Driveway providing off-road parking & a carport
- In close proximity to all local amenities and natural surroundings





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Council Tax band: E

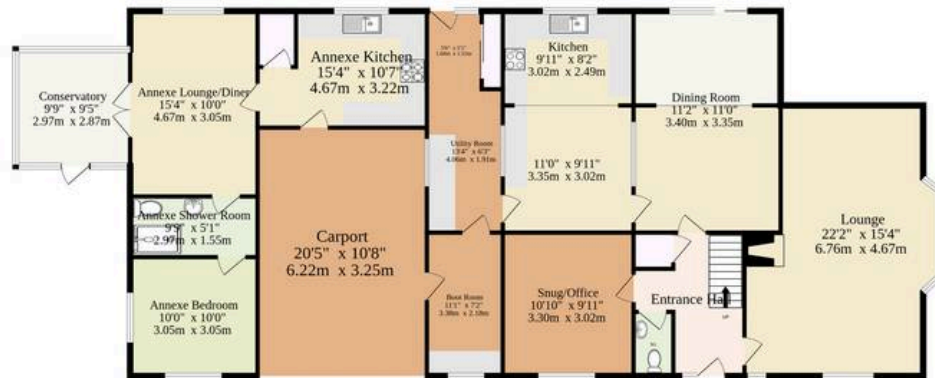
Tenure: Freehold

EPC Energy Efficiency Rating: C

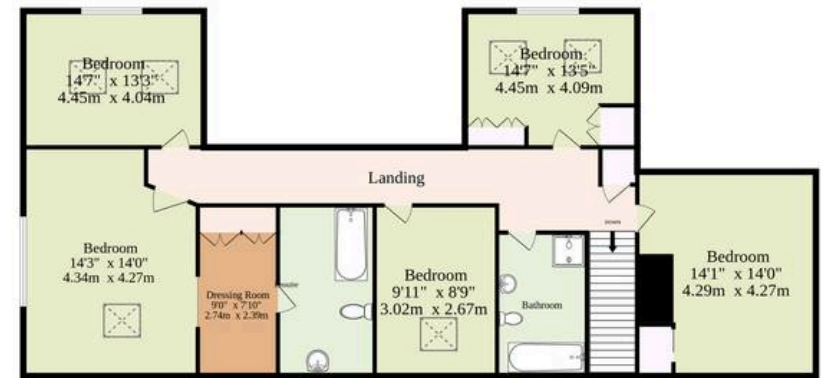
EPC Environmental Impact Rating:



Ground Floor
1836 sq.ft. (170.6 sq.m.) approx.



1st Floor
1245 sq.ft. (115.7 sq.m.) approx.



TOTAL FLOOR AREA : 3081 sq.ft. (286.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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