



Smockmill Close, Bunwell - NR16 1FL





## Smockmill Close

Bunwell, Norwich

This 50% SHARED OWNERSHIP property offers a picturesque escape with PANORAMIC FIELD VIEWS to the side and rear. The 2021 built SEMI-DETACHED HOME boasts close to 1000 sq. ft (stms) of accommodation, including a welcoming hall entrance with STORAGE and W.C. The property features an 18' SITTING ROOM adorned with FRENCH DOORS opening to the rear, ideal for seamless indoor-outdoor living. A spacious 15' DUAL ASPECT KITCHEN/DINING ROOM provides a perfect setting for hosting gatherings, with views to the fields. The upper level comprises THREE DOUBLE BEDROOMS, with the main bedroom offering an EN SUITE, alongside a well-appointed FAMILY BATHROOM. The rear GARDEN is enclosed by timber panel fencing on one side and wire fencing on the other, maximising SCENIC FIELD VIEWS.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- 2021 Built Semi-Detached Home
- 50% Shared Ownership Property
- Panoramic Field Views to Side & Rear
- Close to 1000 Sq. ft (stms) of Accommodation
- Hall Entrance with Storage & W.C
- 18' Sitting Room with French Doors to Rear
- 15' Dual Aspect Kitchen/Dining Room
- Three Double Bedrooms, En Suite & Bathroom

The property is situated on the outskirts of Bunwell, offering a rural feel with country views, wildlife and pleasant walks. Located to the north east of Diss between Diss and Wymondham and has a range of facilities including several shops, school, petrol station, transport etc. The village is also convenient for Norwich as the B1113 gives access through to the city.

#### SETTING THE SCENE

The property is approached via a brick-weave driveway with a lawned front garden enclosed within post and rail fencing, whilst panoramic views can be enjoyed across the adjacent fields. A range of planting and a pathway take you to the main entrance door and gated rear garden.





## THE GRAND TOUR

Heading inside, the hall entrance offers wood effect flooring flowing underfoot for ease of maintenance, with stairs rising to the first floor landing, and useful storage space below ideal for coats and shoes. Doors lead off to the kitchen and living accommodation, along with the ground floor W.C which offers a white two piece suite including useful built-in storage and tiled flooring underfoot. The adjacent kitchen offers an L-shaped arrangement of modern high gloss wall and base level units, with integrated cooking appliances including inset electric ceramic hob and built-in electric oven, with an extractor found above. Tiled splash-backs run around the work surface with an integrated fridge freezer and washing machine included, along with space provided for a dishwasher. Wood effect flooring runs underfoot with ample space provided for a dining table and dual aspect views to the front and side including across the adjacent fields. The main sitting room is light and bright, with a rear facing window and set of French doors offering garden and field views, with wood effect flooring continuing underfoot and a useful built-in storage cupboard to one side.

The carpeted landing leads you upstairs where a loft access hatch and built-in airing cupboard can be found, with doors taking you to the three bedrooms. Each of the bedrooms are finished with fitted carpet and uPVC double glazing with two of them enjoying views across adjacent fields. The main bedroom at the rear includes a private ensuite shower room with a three piece suite including a thermostatically controlled shower with tiled splash-backs and a heated towel rail. The family bathroom offers a white three piece suite including a mixer shower tap over the bath with a glazed shower screen, tiled splash-backs and flooring.

## FIND US

Postcode : NR16 1FL

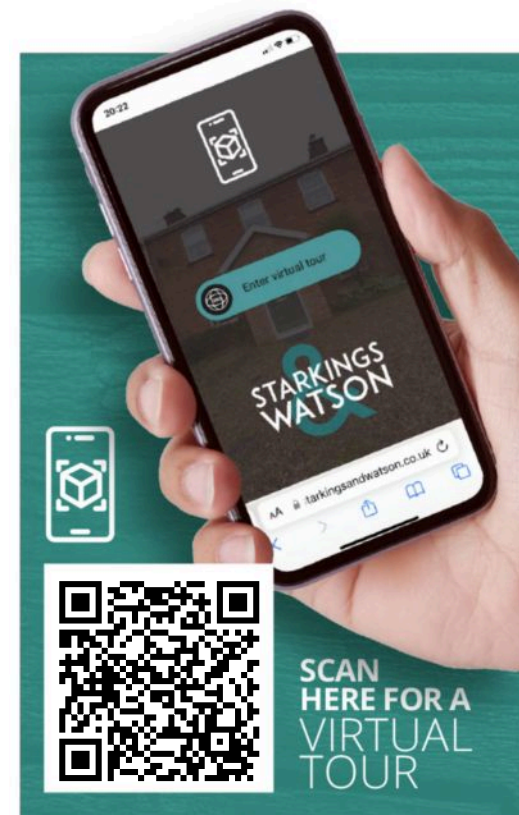
What3Words : ///flank.parsnip.renovated

## VIRTUAL TOUR

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

## AGENTS NOTES

The property is offered on a shared ownership and leasehold basis, with the lease term being 250 years from the 23rd September 2021. A monthly rent and combined service charge totals £427 PCM. A restriction on the property allows you to staircase to a maximum of 80% shared ownership.





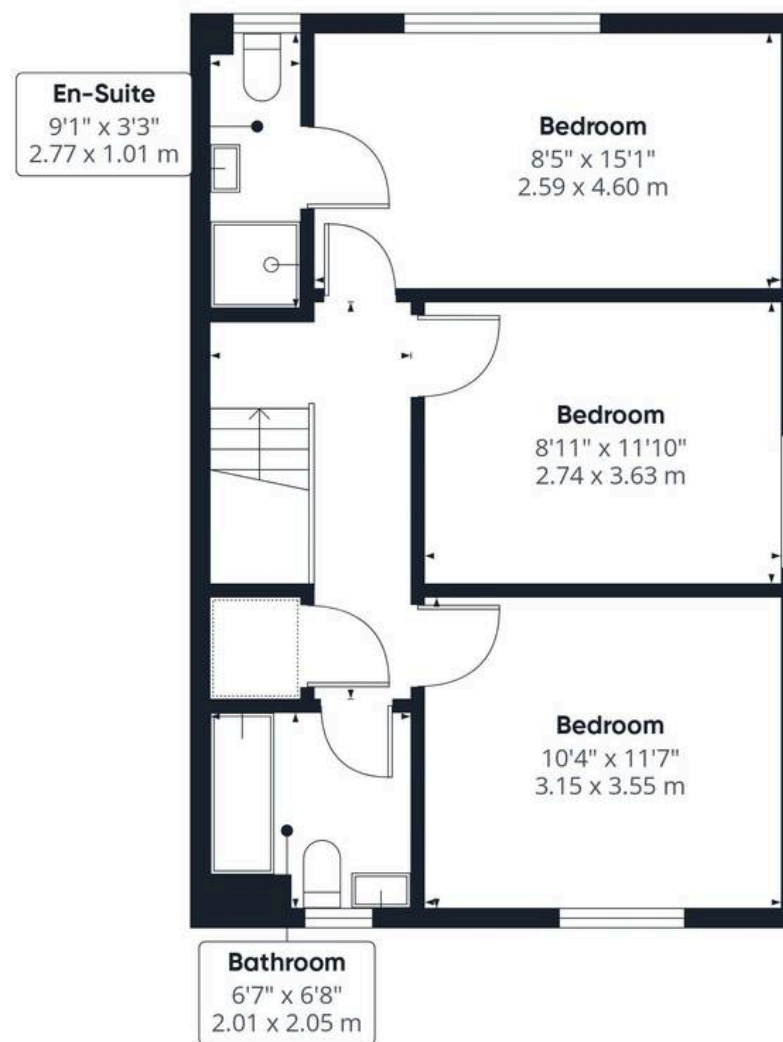




## THE GREAT OUTDOORS

The rear garden is enclosed with timber panel fencing to one side and wire fencing to allow for field views across to the side and rear. A patio area runs across the rear of the property where French doors lead from the sitting room. The main garden is laid to lawn including a raised timber deck seating area to one corner, whilst at the side of the property space is provided for a storage shed with gated access leading to the front driveway.





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

997 ft<sup>2</sup>

92.5 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • [wymondham@starkingsandwatson.co.uk](mailto:wymondham@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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