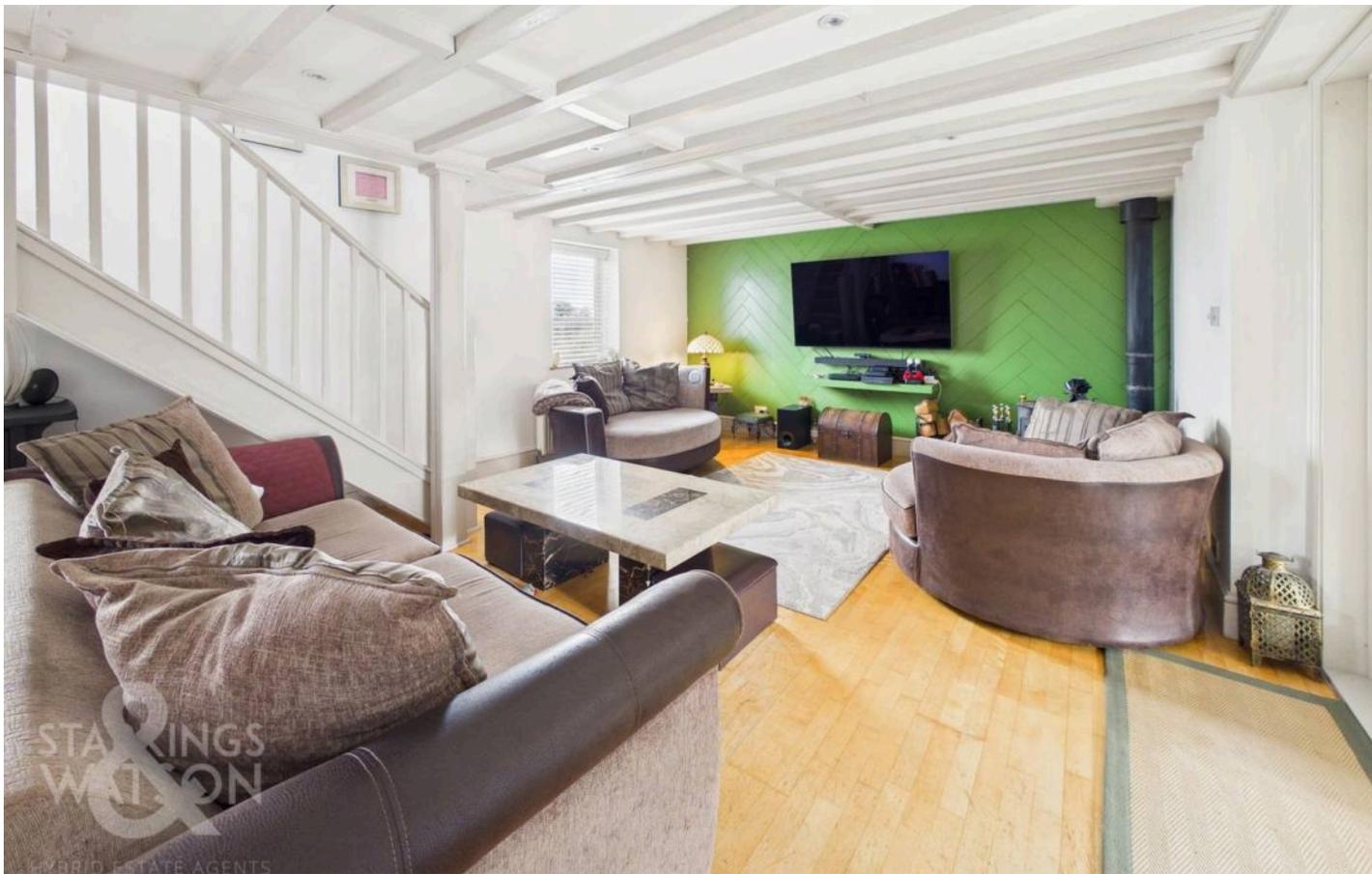




Kirby Road, Kirby Bedon - NR14 7DS



## Kirby Road

Kirby Bedon, Norwich

NO CHAIN. This substantial DETACHED CHARACTER HOME occupies an enviable RURAL POSITION close to NORWICH, with an approximate ½ acre plot (stms), offering PANORAMIC FIELD VIEWS and an impressive sense of space both inside and out. The main house extends to around 2,273 square feet (stms), blending period charm with modern living - including AIR SOURCE HEATING and SOLAR PANELS, ensuring a B Rating for Energy Efficiency. At the heart of the home, a stunning 23' KITCHEN features a LARGE CENTRAL ISLAND and breakfast bar, perfect for family gatherings and entertaining, boasting a LARGE WALK-IN PANTRY. The 26' SITTING/DINING ROOM boasts a CAST IRON WOOD BURNER, providing a cosy focal point for colder months. TWO FURTHER BAY-FRONTED RECEPTION ROOMS offer versatile FAMILY and STUDY spaces for relaxation, work, or play. The BOOT/UTILITY ROOM and hall entrance are both welcoming spaces, with a LUXURY FAMILY BATHROOM also located on the ground floor. Upstairs, FOUR generously sized BEDROOMS are complemented by a dedicated dressing room or flexible study space, along with an ideal STUDY/READING area which can also be a BEDROOM, with an EN SUITE to the main bedroom and FAMILY BATHROOM.



In addition to the main residence, a GAMES ROOM and GYM offer 648 Sq. ft (stms) of outbuildings, providing excellent scope for leisure, fitness, or further development. French doors from the kitchen open onto a LARGE FULL-WIDTH PATIO, creating an ideal setting for alfresco dining and summer entertaining. The main LAWNED GARDENS extend to the side of the property, bordered by mature trees and enjoying UNINTERRUPTED FIELD VIEWS, with significant potential for further landscaping or outdoor projects.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain - Substantial Detached Character Home
- Occupying an Approx. 1/2 Acre Plot (stms) with Panoramic Field Views
- Approx. 2273 Sq. ft (stms) in the Main House
- Approx. 648 Sq. ft (stms) of Games/Gym Outbuildings
- Stunning 23' Kitchen with a Large Central Island & Breakfast Bar
- 26' Sitting/Dining Room with a Cast Iron Wood Burner
- Two Further Bay Fronted Reception Rooms
- Four First Floor Bedrooms with Dressing Room & Study Space

Kirby Bedon is a small hamlet situated approximately 3 miles south east of Norwich and is close to Poringland, Bramerton and Framingham Pigot. A local bus service is provided, with the bus stop just a couple of minutes away, whilst a brisk walk across the fields, or a short drive, takes you to nearby pubs in Bramerton and Surlingham, along with the local Winbirri Vineyard.



The service village of Poringland offers every amenity a family could need, including doctors, dentist, shops, schools and regular bus links to Norwich. Still a rural village, various walks and parks can be enjoyed, with various other villages and hamlets close by with further walks and public houses.

#### SETTING THE SCENE

Set back from the road and approached via a shingle driveway, ample off road parking and turning space can be found, with a low level timber picket fence enclosing the gardens beyond. Whether parking your every day vehicles or guests, there will never be a shortage of space, with clear potential for a further garage or cart lodge.

#### THE GRAND TOUR

Whilst the property includes a front entrance door for everyday use, the rear access is more convenient where a boot room/utility space can be found, providing the ideal storage for coats and shoes. A range of built-in storage can also be found with work surface space and room for laundry appliances including washing machine and tumble dryer. Heading inside, the inner hallway offers the ideal meet and greet space with tiled flooring underfoot and an attractive decoration, with doors leading off to the main living spaces and kitchen accommodation. The kitchen enjoys a fully open plan dining experience with a large central island and garden views through the two rear facing windows and French doors which take you to the patio seating area. The central island forms a breakfast bar with an inset 'Neff' electric ceramic hob, built-in 'Neff' eye level electric double oven, microwave and steamer oven, along with space for other general white goods including an American style fridge freezer and dishwasher. Under floor heating runs through the kitchen with attractive tiled flooring, Whilst a further inner lobby area leads to a large walk-in pantry which is fully shelved and offers extensive storage with a front facing window. From the kitchen, glazed double doors open up to the formal sitting/dining room, centred on a feature cast iron wood burner to one corner along with front facing windows which enjoy panoramic field views to front. Wood flooring flows underfoot with stairs rising to the first floor landing. The bay fronted family room leads off the hall entrance with a feature open fireplace set within a split faced tiled surround and pamment tiled hearth, with fitted carpet underfoot and beautiful panoramic field views to front. A door leads off to the main front door where a further set of stairs can be found, along with access to the bay fronted study. This versatile room offers an abundance of uses as a further reception space or home office, with dual aspect views to front and rear including panoramic field views to front. Completing the ground floor is the luxury family bathroom which has been re-fitted to include a white four piece suite including a feature double ended bath, wall mounted hand wash basin, concealed W.C and large walk-in double shower cubicle with a twin head thermostatically controlled rainfall shower, attractive tiled splash-backs and flooring with underfloor heating.

Heading upstairs from the main sitting room, a carpeted landing can be found with doors taking you to the initial bedroom accommodation. The far bedroom enjoys a characterful interior with a vaulted ceiling, exposed timber beams, a large side facing window and bespoke range of built-in storage units. A shelved concealed door leads off to a study or dressing room, with a further door back into the landing - with a rear facing window enjoying garden views. A range of storage can be found on the landing whilst the adjacent family bathroom offering a white three piece suite including a shaped panelled bath with an electric shower and glazed shower screen, tiled splash-backs and heated towel rail. The next double bedroom enjoys a front facing window and roof light to the rear, along with the vaulted ceiling and exposed timber beams above. A door takes you to a further landing or bedroom space connecting all the bedrooms to the two sets of stairs if required - currently set out as an ideal study or reading room. Views can be enjoyed to the rear whilst linking up to the secondary landing with further built-in storage and doors to the two final bedrooms. Both of the double bedrooms are finished with fitted carpet and double glazing, with the larger bedroom including dual aspect views to front and rear, and a private ensuite shower room finished with a white three piece suite including storage under the hand wash basin and a walk-in double shower cubicle with an electric shower and heated towel rail.

#### FIND US

Postcode : NR14 7DS

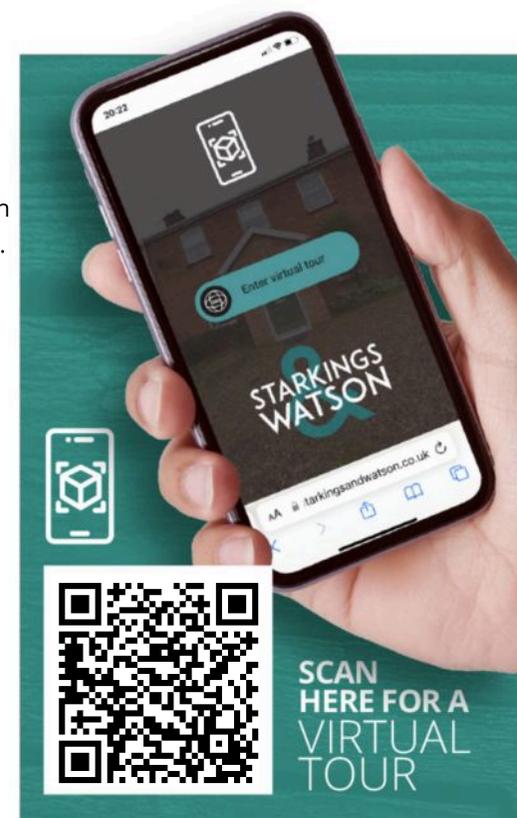
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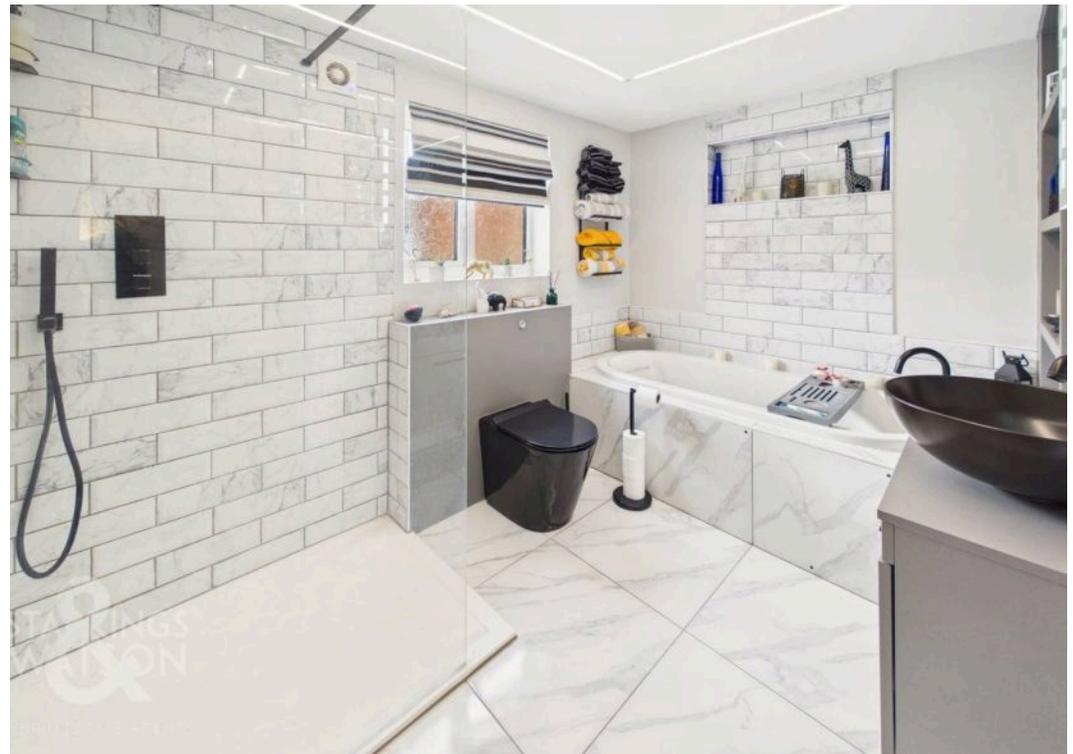
#### VIRTUAL TOUR

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

#### AGENTS NOTES

A new residential property is being constructed beyond the rear boundary - plans are available for inspection. Planning permission exists for a side extension and rear balcony. A shared treatment plant is located to the front driveway, with shared costs with the neighbouring property.

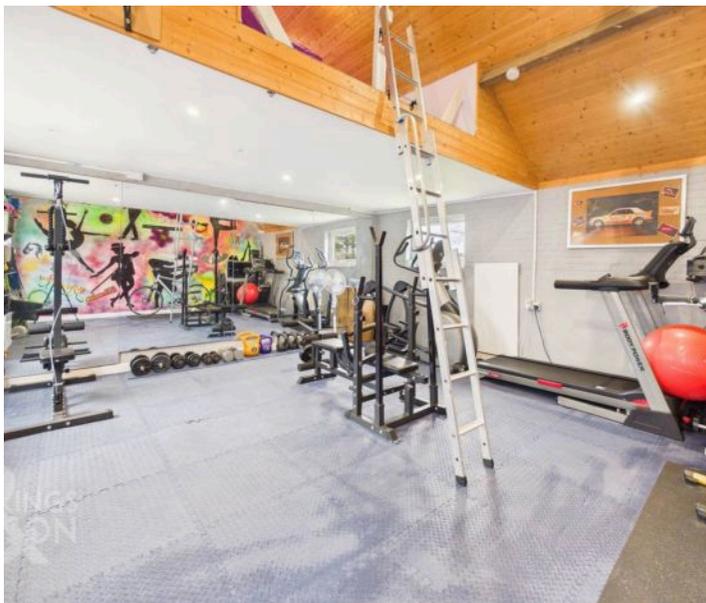


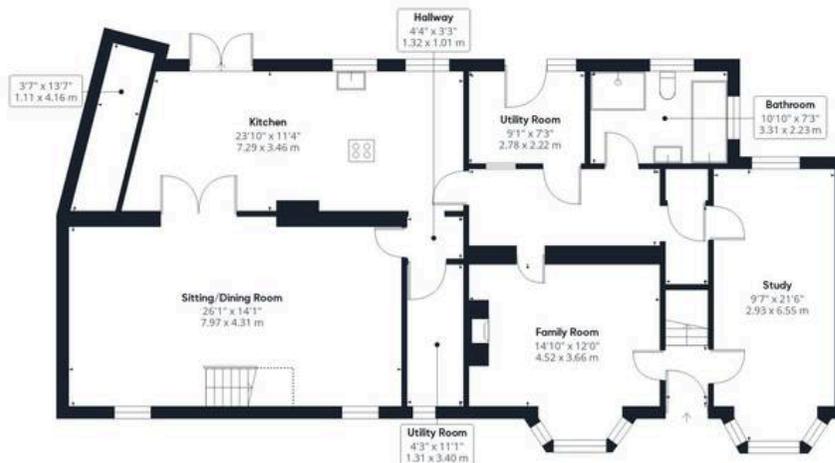




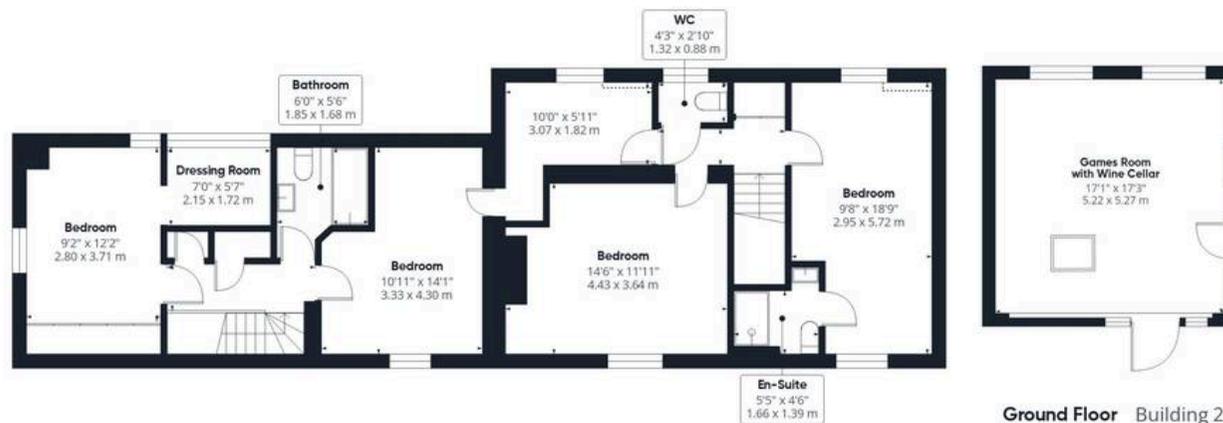
## THE GREAT OUTDOORS

Heading outside to the rear of the property, a large full width patio leads out from the kitchen French doors, creating the ideal space for entertaining and alfresco dining. Raised brick walls with internal planters sit alongside steps which lead up to the low maintenance shingle garden with a variety of walkways, shingle beds and plum slate borders creating an attractive design. A raised timber decked seating area sits at the far end of the garden which gives a hint of the lawned space beyond, with doors leading off to the games room and gym. The games room has been fully fitted whilst enjoying windows and doors to front and side with a bar area, integrated pull out bed for additional guests, wood effect flooring and access to a unique wine cellar which maintains a cool ambient temperature, whilst enjoying a full suite of power and lighting. The gym building offers a range of windows and could be created into a garage if required. With power and light installed, a large mezzanine storage area is accessed via a pull down ladder. A side storage area sits adjacent to the kitchen, ideally as a log store, whilst the main lawned gardens lead to the side of the property with huge potential to further landscape making use of the mature trees including Plum, Walnut and Greengage, and the panoramic field views beyond.



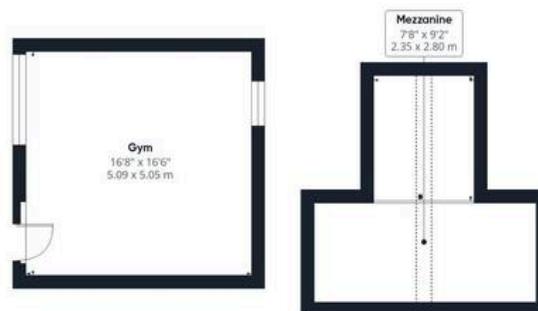


Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2



Ground Floor Building 3

Floor 1 Building 3

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

2969 ft<sup>2</sup>  
275.9 m<sup>2</sup>

**Reduced headroom**

82 ft<sup>2</sup>  
7.6 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



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