



The Street, Colton - NR9 5AB



The Street

Colton, Norwich

Having undergone MULTIPLE IMPROVEMENTS this DETACHED CHALET STYLE HOME offers a little over 1525 Sq. Ft of accommodation (stms) including GENEROUS LIVING SPACES alongside well proportioned bedrooms over two levels. The feature living space within the home comes in the form of a FULLY MODERNISED kitchen/living area with tall vaulted ceilings. The space is incredibly well lit and features a kitchen giving INTEGRATED APPLIANCES with an open floor space suited to both a sitting and dining room suite. To the rear of the home an equally impressive 25' SITTING ROOM features a WOOD BURNER and backs onto the CONSERVATORY at the very rear of the home. In total, there are FOUR BEDROOMS within the home with the first coming on the ground floor and a further three on the second floor. Each of the bedrooms has use of a GROUND FLOOR SHOWER ROOM and first floor MODERNISED BATHROOM. The rear garden is FULLY ENCLOSED and generous in size while a DRIVEWAY to the front of the home gives ample OFF ROAD PARKING.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- Detached Chalet Style Home
- Approx. 1529 Sq. Ft Of Accommodation (stms)
- Stunningly Refurbished 26' Kitchen/Living Area With Utility Room To The Side
- 25' Sitting Room Leading To Generous Conservatory
- Four Bedrooms
- Ground Floor Shower Room & First Floor Bathroom
- Fully Enclosed Rear Garden
- Ample Off Road Parking

Colton is a quaint countryside village featuring a village hall and post office while being within six minutes drive of Easton with its primary school and nearby Longwater retail park covering all shopping and amenity needs. The busy heart of Wymondham town centre is a little over fifteen minutes by car with its mainline train service, a full range of schooling including Wymondham college.

SETTING THE SCENE

The property is set back from the street where a shingle driveway opens to give ample off road parking and access to the main front door. A swinging timber gate to the right hand side of the home gives further parking potential to the right hand side and leads into the rear garden.



THE GRAND TOUR

Once inside, a central entranceway creates the perfect space to hang coats and shoes before heading into the remainder of the home. Immediately to your left a stunning full modernization reveals the 26' open plan kitchen living space. The owners fitted two further ceiling mounted windows to allow natural light to flood the space keeping it bright and airy no matter the time of day. As you enter, kitchen worktops extend out to give breakfast seating in two separate locations where then a multitude of wall and base mounted storage units are accompanied by integrated appliances to include dual eye level ovens, hob with extraction above and a dishwasher with a utility room located just behind this, complete with further storage space for a standalone fridge/freezer and plumbing for both a washing machine and tumble dryer. The floor space opens up to the very top of the room to leave more than enough space for both a dining and sitting room suite making this the ideal space for busy family living.

Heading right from the entrance, a remodelled space now gives way to a ground floor shower room complete with vanity storage, storage cupboard and frosted glass window to the outside. Turning to your right from the hallway, the property opens up yet again in the form of a multi aspect sitting room. This room has been laid with all solid wooden flooring and leaves more than enough space for a potential choice of layout of soft furnishings due to its conventional size. Within this room a feature fireplace currently houses a cast iron wood burning fire with slate hearth. Towards the rear of the room a set of glass panelled wooden French doors open into a 15' conservatory complete with all uPVC double glazed windows surrounding the space and French doors opening into the rear garden. Back into the central hallway and beyond the stairs and secondary further storage cupboard, the first of the four bedrooms emerges giving this home the ideal space for those seeking multi generational living or simply to operate as a versatile area as a potential playroom or home office space.

The first floor landing splits in each direction to take you into three further bedrooms. The smaller of the bedrooms comes to the top of the stairs overlooking the rear gardens. This space has recently been redecorated and laid with all carpeted flooring, and whilst it currently serves as a home office space, this room used to be a bedroom and also could hold potential to be a nursery for expecting families. The larger of the bedrooms also comes towards the rear of the home, and is laid with all solid wooden flooring. The dual aspect space is incredibly well lit and the open flooring leaves more than enough room for a large bed with multiple additional storage solutions. Another well proportioned double bedroom sits on the back of this towards the front of the home, again occupying a dual facing aspect, keeping the room bright and airy. A carpeted floor space here again leaves more than enough room for a double bed with additional soft furnishings. A rejuvenated bathroom suite is finished to a high standard and gives a shower head mounted over the bath, tall heater, towel rail plus further vanity storage.

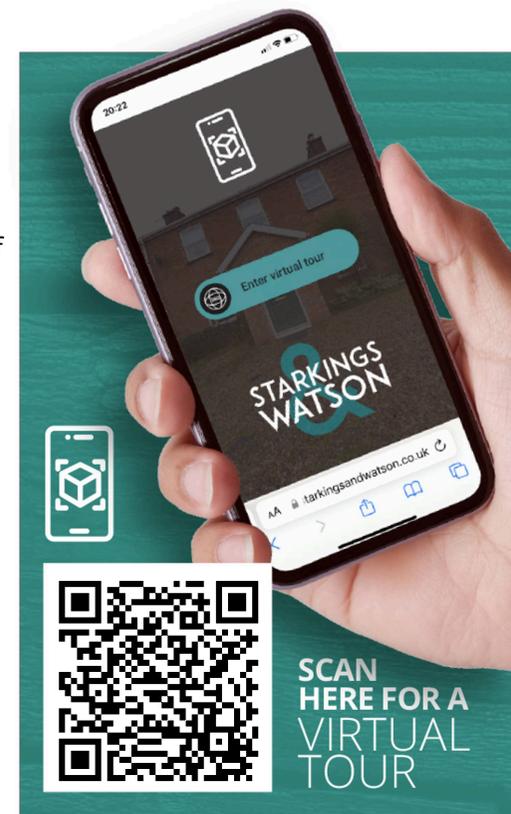
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VIRTUAL TOUR

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



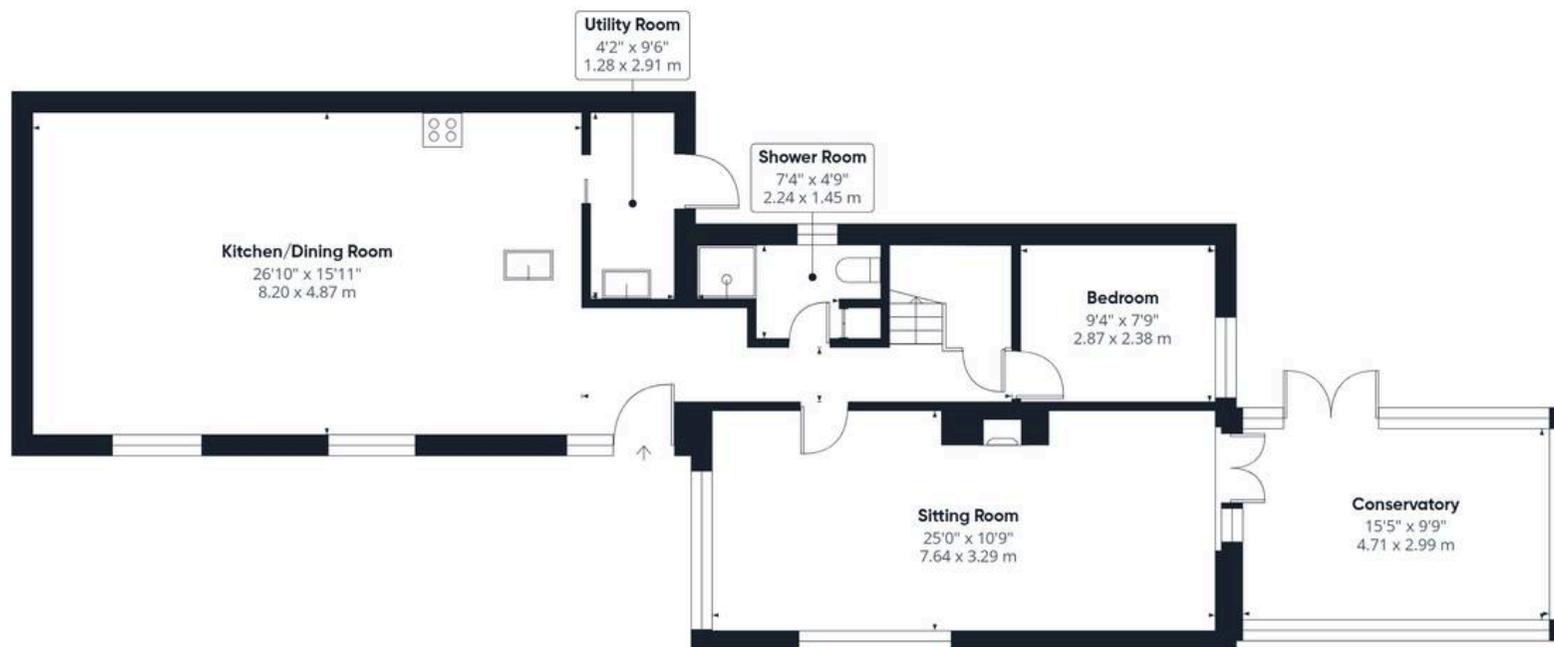




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing with a multitude of mature shrubbed borders and a tree lined backing. The garden retains privacy from every angle with a timber storage shed located in the very back of the home.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1529 ft²
142.1 m²

Reduced headroom

45 ft²
4.2 m²

(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.

GIRAFFE 360



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