



33 Upton Road
South Walsham | Norfolk | NR13 6EL

 FINE & COUNTRY

A BEAUTIFUL BALANCE



“If you love life in the countryside, walks by the river, birdwatching at the nature reserve, peaceful surroundings and glorious wide-open views, but you want to be close to main roads and part of a community, this is the place for you. The perfect marriage of accessibility and privacy can be found right here.”



KEY FEATURES

- A Spacious Semi-Detached House situated in the Village of South Walsham
- Four Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen with Separate Utility Room & Ground Floor Bathroom
- Three Reception Rooms plus a Study
- Double Garage with Adjoining Workshop
- Driveway providing Plenty of Parking
- Landscaped Rear Garden with Sauna Building and Field Views
- The Accommodation extends to 1,892sq.ft
- Energy Rating: C

The house itself has been lovingly extended and updated by the current owners and offers spacious, family-friendly accommodation with garage and workshop space and a generous garden. Well-proportioned and welcoming, as soon as you set foot inside you'll start to appreciate this property's enormous appeal.

A New Lease Of Life

This much-loved home has been totally transformed by the current owners during their time here, making a wonderful property that works brilliantly for modern family life. The owners came here having fallen in love with the area when visiting relatives. At the time they had a young daughter and wanted a home that would grow as their family did. They found this, loved the views and saw the potential. The original parts date back to the 1930s and have the lovely proportions and light-filled rooms of that period, and that owners have worked closely with an experienced architect to create sympathetic yet contemporary additions that offer true versatility.

Making Memories

This has been a very happy home and the owners have enjoyed raising their children here. It's been the setting for many birthday, anniversary, Easter and Christmas celebrations among others, and works incredibly well for social gatherings, as well as day-to-day family life. Entering the property you come into an impressive reception hall, with two receptions on either side. The study is used as a home office, while the snug works as a second sitting room. There's also a dining room and main sitting room. The latter has a log burner for winter evenings and double doors to the garden for summer days.





KEY FEATURES

You can open the kitchen, dining room and snug up into one larger space, so the house offers an easy flow and relaxed feel, yet you can close some of the rooms off if everyone wants to do their own thing. A bathroom and utility room with access to the garden complete the ground floor. Upstairs you have four bedrooms, all doubles, with an en-suite to the principal and a separate family bathroom. The views from up here are very special, stretching far over the surrounding countryside.

Easily Accessible

At the front of the house there's ample parking on the drive, plus a recently built double garage with attached workshop. To the back you have a lovely private and fully enclosed garden, with a gate leading out to country walks. You can walk to the Broads in ten minutes and there's plenty more to explore on the doorstep, with Fairhaven Water Garden a near neighbour, along with Upton Fen. The village itself has a very popular primary school, a community pub complete with a small yet useful shop, and a social club, so it's very easy to get to know people in the area and feel as though you're part of the community. Neighbouring Ranworth also has a nature reserve and pub, both within walking distance of this property, and the owners also like to cycle to Salhouse. There's a local farm shop and you're less than three miles from the up-and-coming market town of Acle, which has everything you need. You're also close to the A47 and to the Broadland Northway, which makes it a breeze to get out and about across the area – something that's been important to the owners who work in Norwich but love to head to the beach at weekends.





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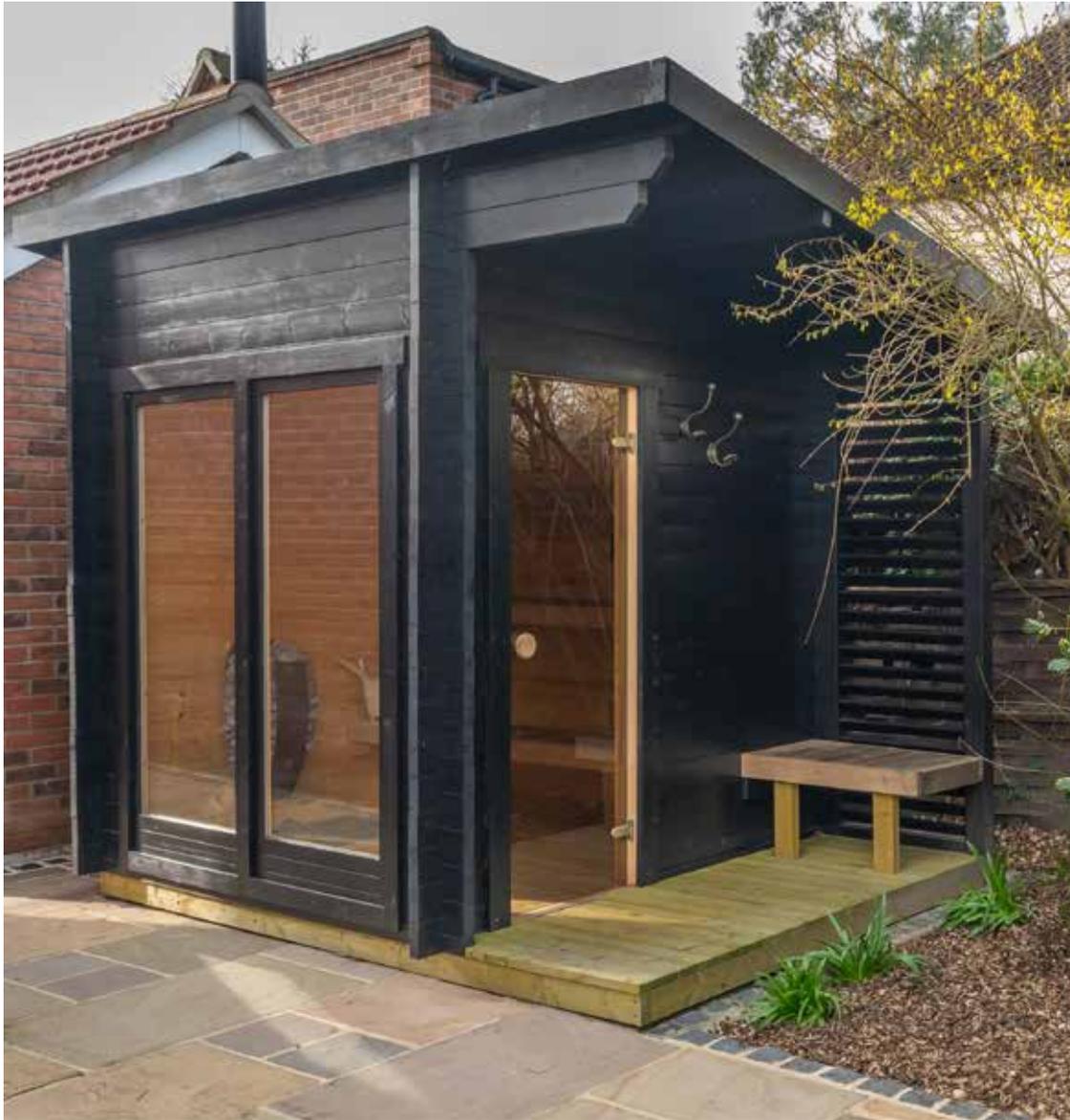
















INFORMATION



On The Doorstep

The extremely popular village of South Walsham is a typical Broadland village and has two churches in the same churchyard (Norfolk has several instances of this) and one is now an art centre. The village also contains a pretty village green and some lovely cottages. It's also close to the famous Norfolk Broads with both Wroxham and Acle only a few miles away. Acle which is 3 miles away offers a secondary school, shops, post office, a monthly farmer's market, a medical centre, library as well as a variety of pubs and restaurants. In addition Acle offers excellent transport links with regular local bus and train links.

How Far Is It To?

South Walsham lies in between Norwich, which is approximately 8 miles west, and Great Yarmouth, approximately 12 miles east. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport, which is only 15 minutes drive away thanks to the Northern Distributer Road. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

Directions

Proceed out of the city of Norwich on the Salhouse Road, at the roundabout take the 2nd exit continuing onto Salhouse Road. Upon reaching the next roundabout continue straight over onto Norwich Road, continuing on Low Road (B1140) following for over 2.5 miles. Continue onto Panxworth Road and then onto The Street. Turn left onto School Road and then left again onto Upton Road, whereby the property can be found on the left hand side clearly signposted with a Fine & Country For Sale Board

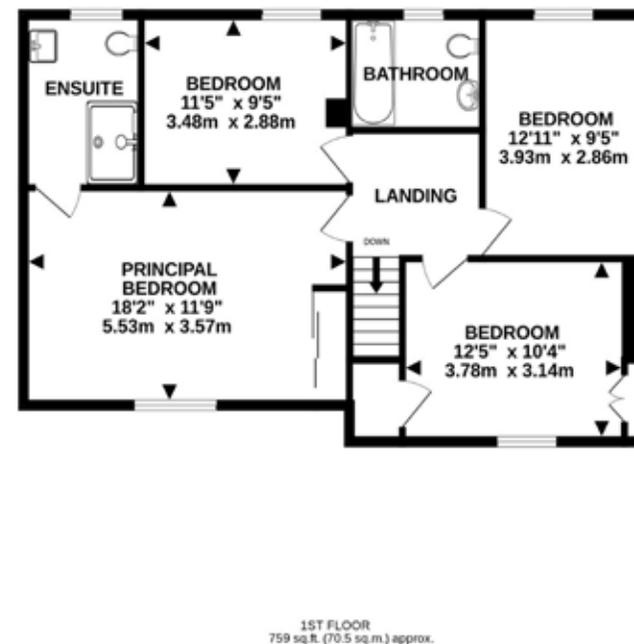
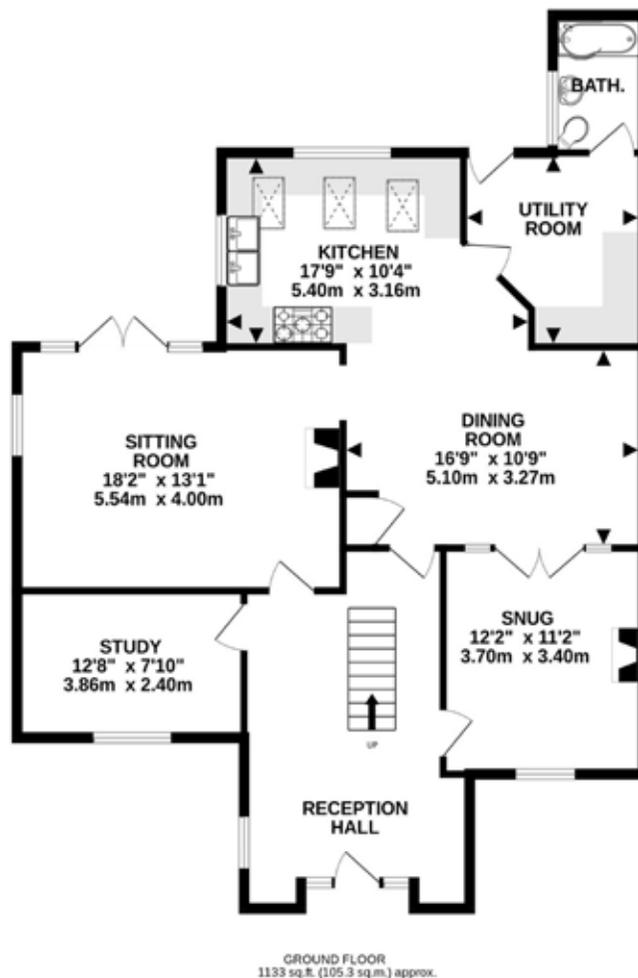
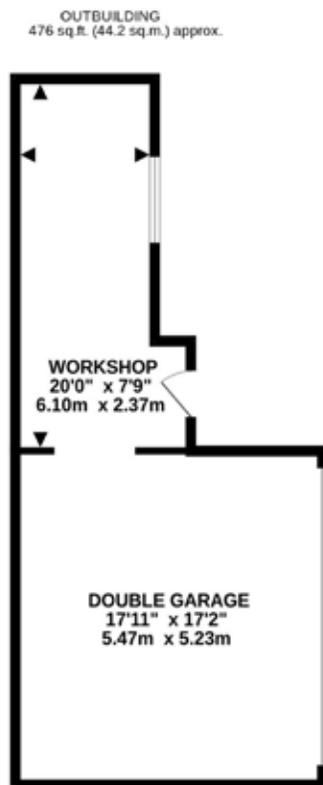
Services, District Council and Tenure

Bio Mass Pellet Boiler, Mains Water, Mains Drainage
Cable to House Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band C
Freehold

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FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) :
1892 sq.ft. (175.8 sq.m.) approx.
TOTAL FLOOR AREA : 2368 sq.ft. (220.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		71	78

EU Directive 2002/91/EC

England & Wales

www.epi.co.uk

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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