



Potters Crescent, Great Moulton - NR15 2HL



## Potters Crescent

Great Moulton, Norwich

This IMMACULATELY PRESENTED detached FAMILY HOME occupies a desirable CUL-DE-SAC POSITION within a tranquil RURAL VILLAGE SETTING. The property welcomes you with a SPACIOUS HALL ENTRANCE and a convenient ground floor W.C. The 16' SITTING ROOM offers a COMFORTABLE and BRIGHT SPACE for relaxation, while the adjoining 10' CONSERVATORY provides an additional area for year-round enjoyment with views over the garden. The separate KITCHEN is thoughtfully laid out and opens through DOUBLE DOORS to the FORMAL DINING ROOM, creating a wonderful flow for entertaining. A UTILITY ROOM provides extra practicality for family living, with additional storage. Upstairs, a GALLERIED LANDING leads to FOUR WELL-PROPORTIONED BEDROOMS, including a principal suite with its own EN SUITE SHOWER ROOM. The remaining bedrooms are served by a MODERN FAMILY BATHROOM. The property also benefits from a DOUBLE GARAGE and beautifully LANDSCAPED GARDENS, which enjoy an OPEN ASPECT and contribute to the overall sense of SPACE and PRIVACY.



A curved lawned area is bordered by mature planting, offering YEAR-ROUND INTEREST and colour. An attractive block paved pathway meanders from a covered seating area at the rear of the house, leading to a timber pergola and a block paved patio in the far corner - perfect for alfresco dining or relaxing in the sun.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Immaculately Presented Detached Family Home
- Cul-De-Sac Position in Rural Village Setting
- Welcoming Hall Entrance with W.C
- 16' Sitting Room & 10' Conservatory
- Separate Kitchen & Utility Room with Double Doors to the Dining Room
- Four Bedrooms Off a Galleried Landing
- En Suite Shower Room & Family Bathroom
- Double Garage & Landscaped Gardens with an Open Aspect

Great Moulton is a rural village situated between the market town of Diss and the well served village of Long Stratton. The village has Public House and is also served by a bus route to the Cathedral City of Norwich.



The nearby South Norfolk village of Long Stratton offers a wide range of day to day shopping facilities as well as primary and secondary schooling, doctors surgery, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss.

### SETTING THE SCENE

Set back from the road and approached via the lawned frontage, with mature planting and shrubbery. A double driveway sits to the side of the property leading to the detached double garage and gated rear garden.

### THE GRAND TOUR

Stepping inside, the hall entrance offers the ideal meet and greet space with fitted carpet underfoot and stairs rising to the first floor landing, whilst a useful built-in storage cupboard sits to one side. Doors lead off to the kitchen and living space, starting with the main sitting room which boasts dual aspect views to front and rear. A feature fireplace and inset cast iron wood burner create a focal point to the room, whilst French doors open up to the conservatory which extends the living space also including fantastic views across the garden and patio seating area. The dining room sits to the front of the property with double doors creating a grand entrance, with engineered oak wood flooring underfoot, and a front facing window. A ground floor W.C sits to the side with a two piece suite, finished with tiled splash-backs and flooring. The kitchen enjoys garden views whilst being finished with a u-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset electric ceramic hob and built-in a eye level electric oven and microwave combination, with tiled splash-backs and wood effect flooring. Space is provided for a dishwasher, integrated fridge and door leading off to the adjacent utility room. With further cupboard and work-surface, space can be found with for a freestanding fridge/freezer and washing machine, with tiled flooring underfoot for ease of maintenance, built-in storage cupboard and door leading out to the side passage and gardens.

Heading upstairs, the part galleried landing is finished with fitted carpet and a front facing window, whilst storage can be found within the loft access hatch above. Doors lead off to the four bedrooms, all of which are finished with fitted carpet and uPVC double glazing. The main bedroom sits to the rear, enjoying garden views with twin built-in double wardrobes and a door leading off to the private ensuite shower room. Finished with a white three piece suite, storage can be found under the hand wash basin with tiled splash-backs, heated towel rail and a built-in storage cupboard. Completing the property is the main family bathroom finished with a white three piece suite including attractive contemporary aqua-board splash-backs around the bath, wood effect flooring underfoot and heated towel rail.

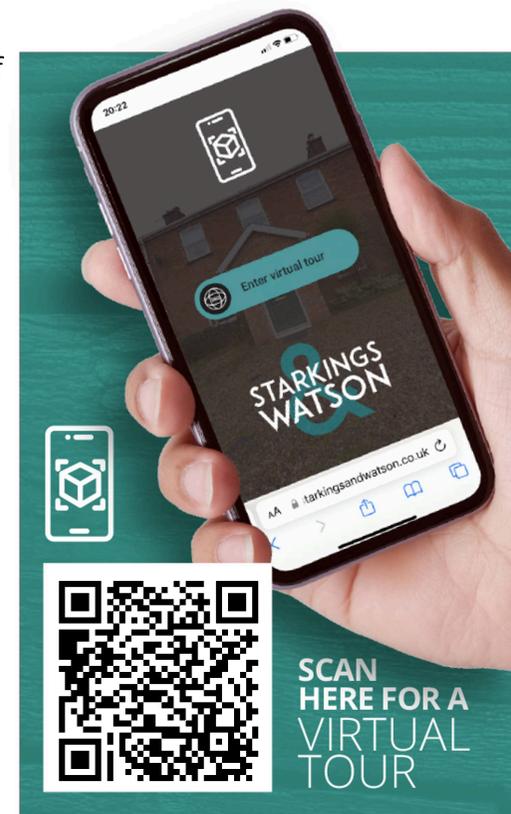
### FIND US

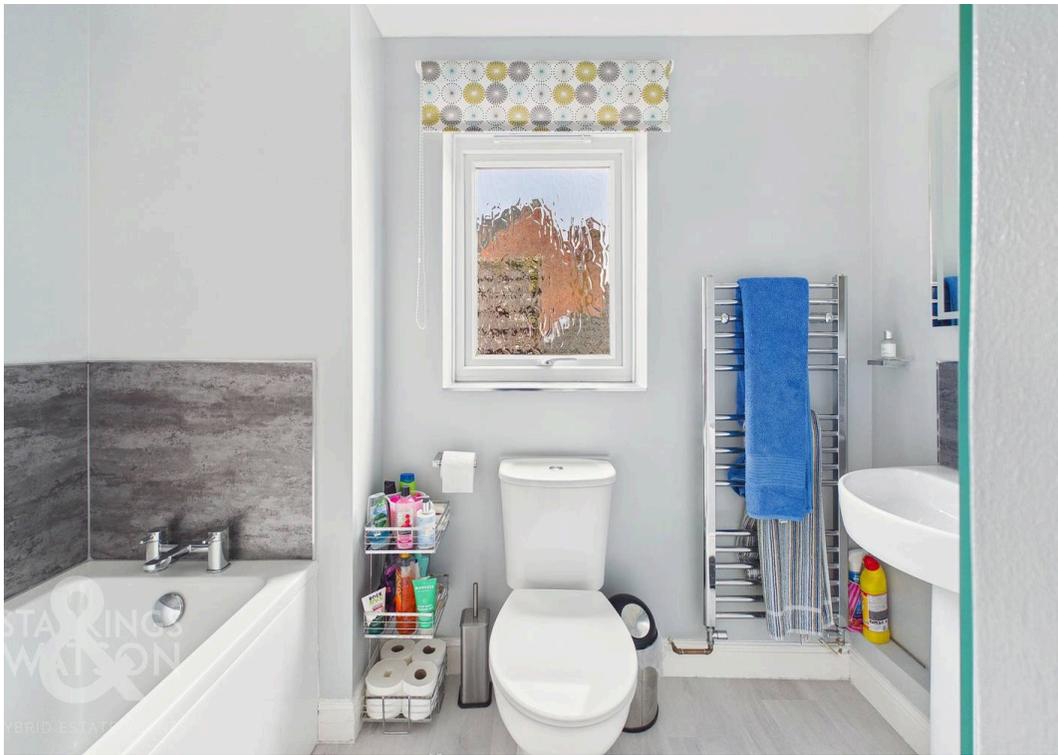
Postcode : NR15 2HL

What3Words : ///static.marathons.export

### VIRTUAL TOUR

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



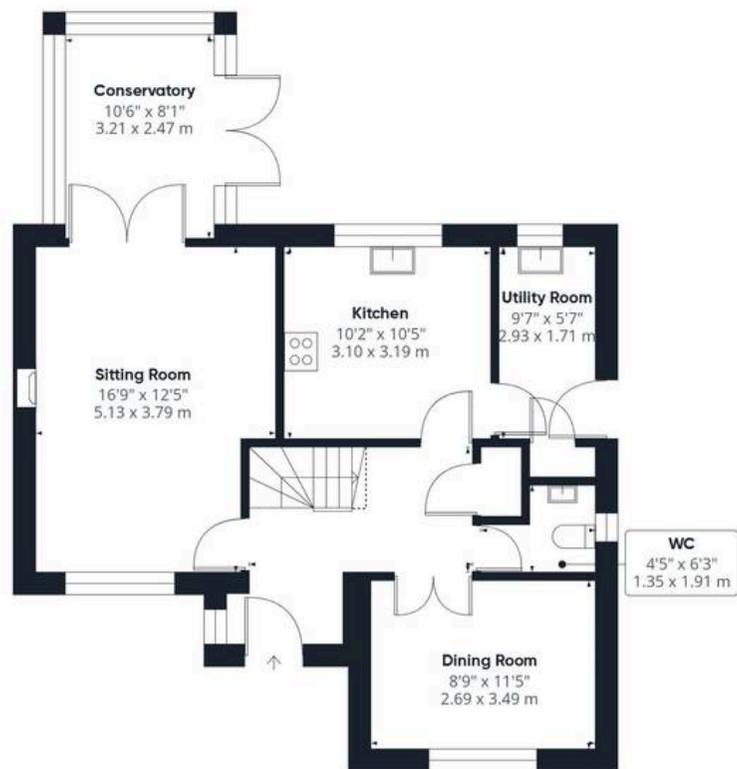




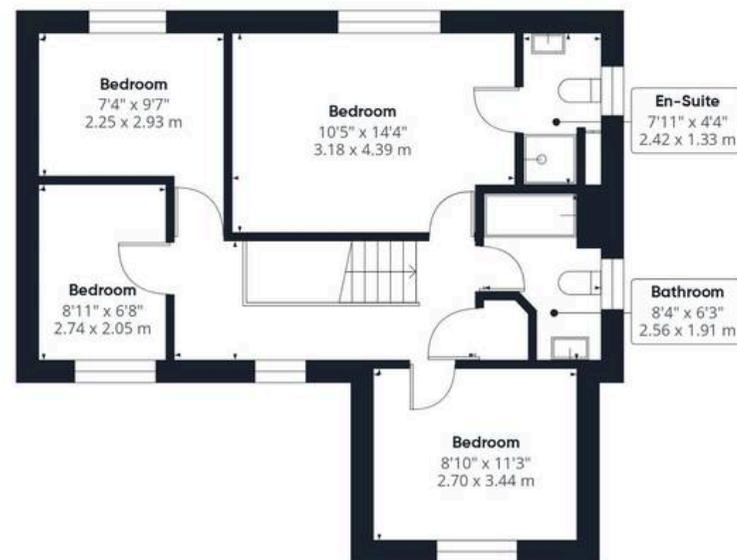
## THE GREAT OUTDOORS

Heading outside, the rear garden has been pleasantly landscaped to include a curved lawned area, with an attractive block paved pathway which leads from a covered seating area at the rear of the property flowing to a timber pergola and block paved patio at the far corner of the garden. Enclosed within timber panel fencing and offering a range of mature planted borders to all sides, a timber shed offers storage, with screening hiding the oil tank and a pathway taking you to the detached garage and front driveway. The double garage offers twin roller electric doors to front, door to side, floor standing oil fired central heating boiler, storage above, power and lighting.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1516 ft<sup>2</sup>

140.8 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>

0.5 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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