Nowhere Lane, Great Witchingham, Norwich

Offers In Excess Of £525,000 Freehold

Energy Efficiency Rating : 60

- Contemporary Family Home
- Approx. 0.8 Acre Plot (stms)
- 30’ Sitting/Dining Room
- 27’ Kitchen/Breakfast Room
- Five Bedrooms
- Two En Suite Bedrooms
- Storage & Double Car Port
- Detached One Bedroom Annex

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116
Having been EXTENDED and MODERNISED in recent years, this STRIKING DETACHED FAMILY HOME occupies a plot in the region of 0.8 ACRES (stms) with a DETACHED ONE BEDROOM ANNEX. Siding onto the road, AMPLE OFF ROAD PARKING is provided with access to the double CAR PORT. The ANNEX offers its own gardens and parking, with the main property offering an enclosed plot and path from the parking area. Stepping inside, a GALLERIED HALL greets you, with a 30’ SITTING/DINING ROOM with feature fire place, 27’ MODERN KITCHEN/BREAKFAST ROOM with BI-FOLD DOORS onto the gardens, cloak/utility room, and GUEST BEDROOM with EN SUITE. The first floor offers FOUR FURTHER BEDROOMS including the MASTER with ‘Juliet’ style BALCONY and EN SUITE, and the family bathroom. The ANNEX offers an OPEN PLAN sitting room and kitchen, with a DOUBLE BEDROOM and EN SUITE. The gardens wrap around the property and are laid to LAWN with space for CHICKENS and animals, with ample PATIO for ENTERTAINING!

LOCATION
This attractive village is located just 12 miles from Norwich, and is a short drive from the Broadland Northway (NDR), which leads to the A47 and A11. The village adjoins Lenwade, and offers several public houses, doctors surgery, a popular primary school, village hall and excellent bus links. There is an active community, with further amenities in nearby Reepham, including the sought after Reepham High School and Sixth Form College.

DIRECTIONS
You may wish to use your Sat-Nav (NR9 5PD) but to help you...From Norwich proceed out on the A1067 Fakenham Road towards Taverham, travel into Lenwade, and into Great Witchingham, where Nowhere Lane can be found on the right hand side, with the property located on the right hand side, indicated by our For Sale board.

Occupying a corner plot the property offers a spacious shingle driveway providing ample off road parking, which in turn leads to the adjoining car ports and gardens. A separate shingle driveway leads to the detached cabin/annex, whilst a useful gated access can be found offering vehicular access to the gardens - with further potential.

Double glazed entrance door to:

RECEPTION HALL
Wood flooring, radiator, double glazed window to front, stairs to first floor landing, smooth ceiling, doors to:

GUEST DOUBLE BEDROOM
17’ 4” x 11’ 2” Max. (5.28m x 3.4m) Wood effect flooring, radiator, double glazed window to rear, double glazed French doors to front, television point, smooth ceiling, door to:
EN SUITE
Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage under and mixer tap over, shower cubicle with thermostatically controlled twin head rainfall shower, tiled splash backs, wood effect flooring, heated towel rail, extractor fan, smooth ceiling.

CLOAK/UTILITY ROOM
Offering a multi-purpose room with a fitted range of base level units with solid wood work surfaces, and inset stainless steel sink with mixer tap, tiled splash backs, space for washing machine, radiator, low level W.C, wood effect flooring, heating timer controls, obscure double glazed window to rear, smooth ceiling.

SITTING/DINING ROOM
30' 6" x 12' 2" (9.3m x 3.71m) Offering an open plan and versatile space with a feature open fire set within a brick built surround with timber mantelpiece, fitted carpet, radiator x2, double glazed window to front x4, double glazed door to front, television and telephone points, built-in storage cupboards and shelving, smooth ceiling with recessed spot lights, door to:

KITCHEN/BREAKFAST ROOM
27' 4" x 7' 7" (8.33m x 2.31m) Contemporary range of base level units with solid wood work surfaces, and inset ceramic sink and drainer unit with mixer tap, matching up stands, space for electric 'Range' style cooker with glass splash back and extractor fan, wood effect flooring, integrated dishwasher and fridge, built-in pan drawers, double glazed window to rear x2, double glazed bi-folding door to rear garden, electric fuse box, built-in wine rack, walk-in pantry cupboard with space for fridge freezer, radiator, USB charging socket, space for dining table, smooth ceiling.

STAIRS TO FIRST FLOOR GALLERIED LANDING
Fitted carpet, radiator, double glazed window to front, smooth ceiling with loft access hatch and light tunnel, thermostat heating control, doors to:

DOUBLE BEDROOM
17' 10" x 13' 11" (5.44m x 4.24m) Fitted carpet, radiator, double glazed window to 'Juliet' style balcony, television point, built-in wardrobe, smooth vaulted ceiling with recessed spot lights, door to:

EN SUITE
Modern white four piece suite comprising low level W.C, 'his and hers' hand wash basins with mixer taps, shower cubicle with twin head thermostatically controlled rainfall shower, tiled splash backs, wood effect flooring, heated towel rail, obscure double glazed window to rear, extractor fan, smooth ceiling.

FAMILY BATHROOM
Modern white three piece suite comprising low level W.C, pedestal hand wash basin, free standing double ended bath with mixer tap, tiled splash backs and wood panelling, wood effect flooring, heated towel rail, double glazed window to rear, walk-in storage cupboard, shaver point, smooth ceiling.

DOUBLE BEDROOM
13' 6" x 10' 2" Max. L-Shaped. (4.11m x 3.1m) Fitted carpet, radiator, double glazed window to front, built-in triple wardrobe with sliding doors, television point, smooth ceiling.
**DOUBLE BEDROOM**

13' 8" x 13' 5" Max. L-Shaped. (4.17m x 4.09m) Fitted carpet, radiator, double glazed window to front and side, built-in triple wardrobe with sliding doors, television point, smooth ceiling.

**BEDROOM/STUDY**

11' 1" x 7' 6" (3.38m x 2.29m) Fitted carpet, radiator, double glazed window to rear, walk-in wardrobe, smooth ceiling.

**OUTSIDE**

The property occupies a plot of approximately 0.8 acres (stms), with lawned gardens to front, side and rear. Mature planting and shrubbery screens the garden, with various shingled and hard standing seating areas. Various outbuildings offer storage, whilst the garden opens up to a large expanse with further planting, and timber gates providing direct vehicle access from the road.

**CABIN**

A detached timber built cabin offers a self contained annex to the main property. The cabin is approached via a shingle driveway with timber storage shed, adjacent lawned gardens and seating area.

uPVC double glazed French doors to:

**SITTING/DINING ROOM & KITCHEN**

16' 6" x 16' 3" (5.03m x 4.95m) Offering an open plan room with space to sit, dine and entertain. The sitting area is centred around a cast iron wood burner with tiled hearth, wood effect flooring, wood panelling, television and telephone points, wall lighting, and uPVC double glazed window to front and rear x2. The kitchen offers a fitted range of wall and base level units with solid wood work surfaces, and inset ceramic sink and drainer unit with mixer tap, matching up-stands, space for electric cooker with glass splash back and extractor fan, space for fridge freezer, smooth ceiling with recessed spot lights, door to:

**DOUBLE BEDROOM**

12' 3" x 10' 1" (3.73m x 3.07m) Wood effect flooring, uPVC double glazed window to side, uPVC double glazed French doors to front, storage recess, television point, smooth ceiling with recessed spot lights, door to:

**EN SUITE**

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, double shower cubicle with electric shower, tiled splash backs and wood panelling, continued wood effect flooring, uPVC obscure double glazed window to side, heated towel rail, smooth ceiling with recessed spot lights and extractor fan.
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.