



Whittley Parish

High Green, Great Moulton, Norwich, NR15 2HN

Asking Price Of £280,000



01508 531331

www.whittleyparish.com

Property Features

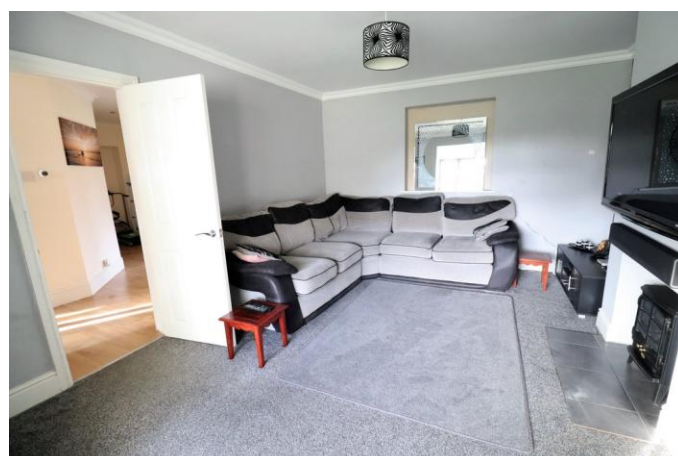
- 3 x DOUBLE BEDROOMS
- EXTENDED KITCHEN/DINER
- UTILITY ROOM
- GARDEN ROOM/BAR
- SPACIOUS LOUNGE
- GENEROUS PLOT
- CLOSE TO DISS MAINLINE RAILWAY STATION
- Council Tax Band C
- Freehold
- Energy Efficiency Rating F.

Full Description

The village of Great Moulton is found within the idyllic and unspoilt rural countryside of south Norfolk and have proved over the years to have been a popular location by local homeowners and the property is found along High Green surrounded by similar attractive and individual properties of different eras. The village of Long Stratton is within easy reach lying just four miles to the east and offers a wide array of many day to day amenities and facilities whilst the historic town of Diss offers a more extensive range of amenities and facilities (some eight miles to the south) and with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

The property comprises of an extended three bedroom semi-detached house built in 1921 of standard construction and being heated by a LPG central heating boiler via radiators. Internally all of the rooms are well-proportioned whilst the stunning kitchen/diner is at the very heart of the property. A garden room extension gives further accommodation which links nicely to the rear garden.

Externally the property offers extensive driveway parking with side access to the rear garden which is mainly laid to lawn and fully enclosed by panel fencing. A large decking area abuts the rear of the property being accessed from the garden room and is a perfect position for entertaining and enjoying the late afternoon sun.



KITCHEN/DINER 27' 3" x 16' 3" narrowing to 10'10" (8.32m x 4.97m narrowing to 3.31m)

Front door gives access to a large open plan kitchen/diner with stairs leading to the first floor, wooden plank effect laminate flooring, feature fireplace with woodburning stove, contemporary style kitchen with integral appliances, butler style ceramic sink, solid wood worksurface, central island with storage beneath and inset ceramic hob with stainless steel extractor fan over, space for American fridge/freezer, front aspect window and door to:-

UTILITY ROOM 8' 4" x 5' 10" (2.56m x 1.78m)

With plumbing for washing machine and space for tumble dryer beneath work surface, door to rear garden and further door to:-

WC 5' 10" x 2' 5" (1.78m x .76m)

Low level WC and handwash basin.

GARDEN ROOM 16' 6" x 8' 4" (5.05m x 2.55m)

Currently used as a Bar with tiled floor and french doors giving access to the rear garden.

LOUNGE 19' 10" x 12' 0" (6.06m x 3.68m)

With designated office/study area, fireplace with electric flame effect fire within, front aspect window, door to storage cupboard.

STAIRS TO FIRST FLOOR

BEDROOM ONE 13' 5" x 12' 1" narrowing to 9'0" (4.09m x 3.69m narrowing to 2.76m)

Excellent size double bedroom with front aspect window.

BEDROOM TWO 12' 4" x 8' 8" (3.77m x 2.65m)

Again found to the front of the property and being another good sized double bedroom with built-in wardrobes.

BEDROOM THREE 12' 4" x 8' 0" (3.77m x 2.46m)

Found to the rear of the property with views over the rear garden.

SHOWER ROOM 6' 7" x 5' 9" (2.02m x 1.76m)

Three piece suite in white comprising shower cubicle, handwash basin with vanity cupboard beneath, close coupled WC, extractor fan.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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