



£595,000 - £625,000 Guide Price

**4 Bedrooms
4 Reception Rooms
2 Bathrooms**

**Church Farmhouse Norwich Road,
Strumpshaw, Norwich, Norfolk**



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

This impressive 4 bedroomed detached period home offers scope to extend and improve and is set in a lovely mature plot of approximately half an acre STMS in a non-estate position within the ever-popular village of Strumpshaw with its excellent local amenities, good access to the A47, Norwich and its historic city centre, Broadland Northway and the Southern Bypass. This lovely home offers generous and well-proportioned accommodation (almost 2,000 square foot) and offers the versatility to alter the current arrangement or indeed to extend (STP). It offers 4 bedrooms with an en-suite to the main bedroom and family bathroom, along with 4 reception rooms, a large kitchen/breakfast room, a supporting utility room and cloakroom. Beyond the property is a double garage/workshop and ample parking to the side driveway. Early viewing is most strongly recommended to appreciate the location, property, and garden.



RECESSED ENTRANCE PORCH with part glazed wood panel front door to

HALL Radiator, stairway to 1st floor with under stairs study area and cupboard. Doors to dining room and sitting room.



DINING ROOM Fireplace with tiled half surround and mantle over, radiator, sealed unit double glazed bowed window to front and double-glazed window to side, wall mounted plate/picture rail. Wood panel door to

KITCHEN/BREAKFAST ROOM Fitted comprising single drainer sink unit with mixed tap inset to fitted roll edged work surfaces with tiles splashbacks, range of base and eye level timber units, 2 radiators, built-in electric hob, separate double oven, integral Neff dishwasher, space for fridge and freezer, sealed unit double glazed windows to rear, oil boiler. Built-in airing cupboard.



UTILITY ROOM Work surfaces, tiled floor, base and eye level units, plumbing for automatic washing machine, sealed unit double glazed windows to side and rear. Double glazed door to outside.

CLOAKROOM Coloured suite comprising wall mounted wash hand basin and wc, radiator, extractor unit.

SITTING ROOM Brick fireplace with tiled hearth, wood mantle over, 2 radiators, sealed unit double glazed bowed window to front, sealed unit double glazed window to side. Glazed panel doors to



GARDEN/FAMILY ROOM Tiled floor, wall mounted heater, sealed unit double glazed windows to front, 2 glazed roof lights to the vaulted ceiling. Double glazed patio doors to the rear garden and double-glazed French doors to the front garden. Wood panel door to

STUDY Sealed unit double glazed windows to front and side.

STAIRWAY TO FIRST FLOOR LANDING Radiator.
Door to Bedrooms 1,2,3,4, and family bathroom.

BEDROOM ONE A double aspect room with 2 radiators, sealed unit double glazed windows to front and side, loft access. Wood panelled door to

EN SUITE SHOWER ROOM White suite comprising shower area with wall mounted Triton electric shower, vanity mounted wash hand basin, wc, radiator, sealed unit double glazed window to side, extractor unit.

BEDROOM TWO Radiator, sealed unit double glazed window to front. Built in wardrobe.

BEDROOM THREE Radiator, sealed unit double glazed window to rear.

BEDROOM FOUR Radiator, sealed unit double glazed window to rear.

BATHROOM Coloured suite comprising panel sided bath with shower attachment, pedestal wash hand basin, wc, radiator, tiled splashbacks, sealed unit double glazed window to rear, extractor unit.

OUTSIDE The property enjoys a plot of almost approximately half an acre overall STMS and is approached from the Norwich Road via a driveway which leads to the side of the property and onto the rear garden, where there is additional parking/turning area and the detached double garage.

The enclosed front garden offers lawn, mature flower beds and a lovely climbing wisteria to the front elevation of the property.

The gardens continue to the side and rear and are extensive and enclosed offering a mature private haven with established hedging, trees, lawn, flower and shrub beds. There is a parking area immediately to the rear of the house, doubles as a patio area with an additional paved patio area to the far side of the property adjacent to the Study which offers fine views to the Church.

Detached Double Garage with Workshop to the rear.

Behind the garage is a screened garden area which would be perfect for a veg/fruit garden. Oil storage tank.

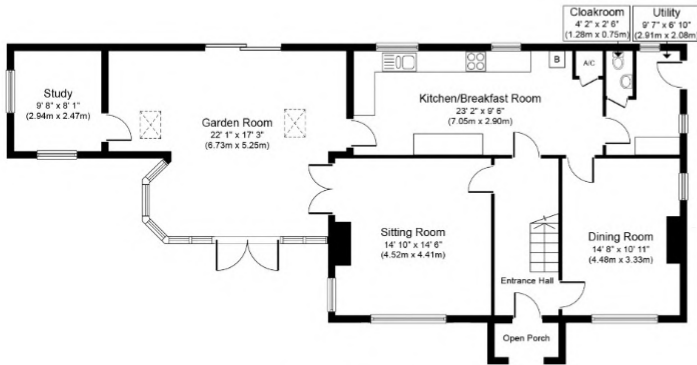
EPC Rating:
F

Council Tax:
Band F

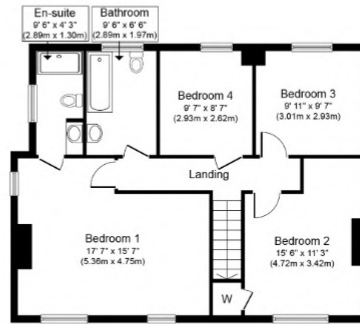
Local Authority:
Broadland District Council

Tenure:
Freehold

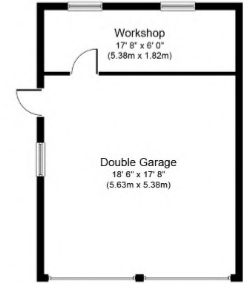




Ground Floor
Approximate Floor Area
1,211 sq. ft.
(112.5 sq. m.)



First Floor
Approximate Floor Area
768 sq. ft.
(71.4 sq. m.)



Outbuilding
Approximate Floor Area
436 sq. ft.
(40.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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