

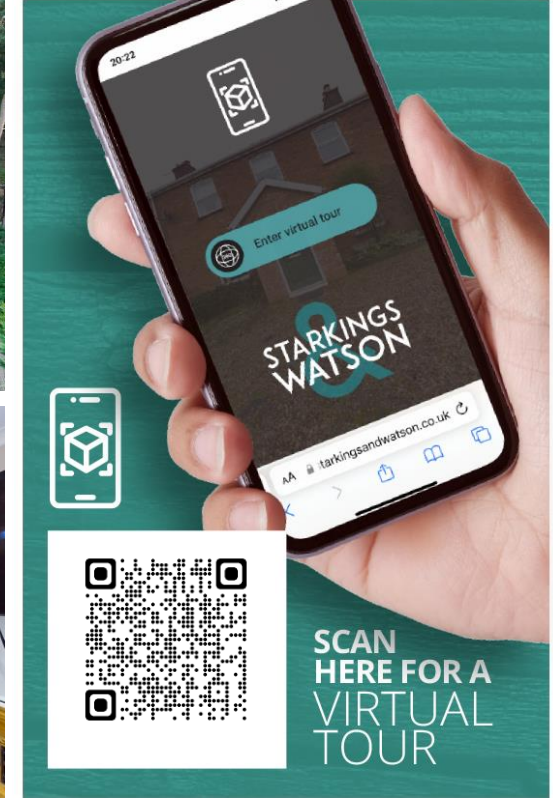
PRIORY CLOSE

St. Olaves, Great Yarmouth NR31 9HH

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- Detached Family Home
- Cul-De-Sac Position
- Close to Norfolk Broads
- Open Plan Kitchen/Dining Room
- Four Bedrooms with Views
- Landscaped Gardens
- Woodland Views to Rear
- Double Garage & Parking

IN SUMMARY

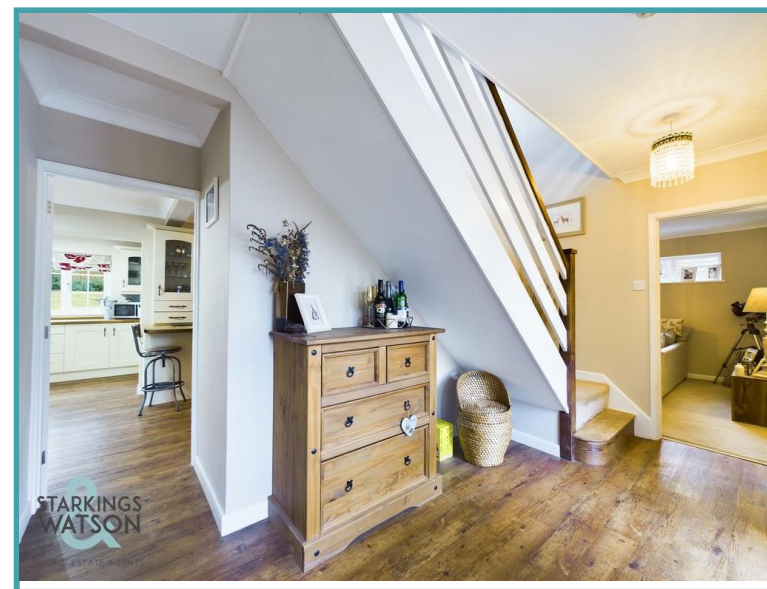
WOODLAND TO REAR and positioned in WALKING DISTANCE to the NORFOLK BROADS with a wonderful PUB ON THE RIVER. Situated in a quiet CUL-DE-SAC in St. Olaves, this is a RARE FIND with immaculate accommodation featuring a MAIN BEDROOM with 17' WALK IN WARDROBE and en suite SHOWER ROOM. This family home enjoys a SITTING ROOM with an archway to the dining area which in turn opens seamlessly to the FARMHOUSE STYLE fitted kitchen. There is also an ENTRANCE HALL to connect these rooms, a W.C and the stairs to the first floor. Upstairs, THREE BEDROOMS look over the WOODLAND to the rear, and the main bedroom FACES FRONT with a wonderful view down the close. PARKING is provided to front and a DOUBLE GARAGE.

SETTING THE SCENE

Approaching this property there is parking to front of the double garage but what you might not be able to see is the additional parking which is hidden by high level hedging. Passing the parking area, there is access to the main property and garden through a timber gate.

THE GRAND TOUR

Passing through the composite entrance door, either side there are two full height frosted glass windows for added light but maintaining privacy. The wood effect flooring underfoot runs into the cloakroom and kitchen, with the former comprising a two piece suite with mixer tap over the hand wash basin and further frosted glass facing to side. The farmhouse style kitchen boasts cream cabinets at wall and base level with some display cabinets and matching shelving. There are solid wood work-surfaces which run almost all the way round the kitchen with a 'Belfast' sink and electric range-master style oven which is available via separate negotiation. Some additional features of this wonderful space include dual aspect windows to side and rear, a breakfast bar and under cabinet heater. Opening to the dining area, there is space for a table in front of a further window with a five arm pendant light above for when you are entertaining in the evening. The sitting room also has a dual aspect with high level windows to side, full height windows and French doors leading out onto the decking in the rear garden. Upstairs, all four bedrooms are accessed off the landing, of which the main has an aforementioned walk-in wardrobe with built in shelving, rails and drawers. The en suite shower room features a twin head rainfall shower set into a cubicle running the full width of the room, adjacent there is a hand wash basin with built-in storage and a low level W.C with hidden cistern. The main bathroom has a delightful four piece suite with built in shelving and an area of work-surfaces with plenty of space for useful storage containers.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



**STARKINGS
WATSON**
HYBRID ESTATE AGENTS

THE GREAT OUTDOORS

The outside is divided in three with a decked area immediately outside the sitting room with raised beds and plantings at the boundary. There is a lawn which has a shingle footpath running through the middle leading to a gate at the rear. Finally there is a shingle courtyard which is perfect for letting out the family pet leaving the rest of the garden planted and intact.

OUT & ABOUT

St Olaves is a rural village located on the A143 Yarmouth/Beccles Road close to the River Waveney. Access is offered to the Norfolk and Suffolk Broads, and the wide range of associated activities. The Village is approximately ten miles South West of Great Yarmouth and some 15 miles South East of Norwich. The adjoining village of Haddiscoe offers a rail link, whilst the village and many other adjoining villages offer excellent transport links via road.

FIND US

Postcode : NR31 9HH

What3Words : ///tidy.locate.bookmark

VIRTUAL TOUR

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

Disclaimer: 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.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced headroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area⁽¹⁾</p> <p>1703.58 ft² 158.27 m²</p> <p>Reduced headroom</p> <p>11.54 ft² 1.07 m²</p>	<p>HYBRID ESTATE AGENTS</p> <p>STARKINGS WATSON</p>
---	---	---	---	--

