



Woodland Walk, Buxton - NR10 5HS





## Woodland Walk

Buxton, Norwich

Benefitting from a recent full refurbishment and redecoration, this SEMI-DETACHED home is presented in immaculate condition throughout with a range of quality fixtures and fittings. A fully equipped kitchen/breakfast room boasts INTEGRATED COOKING APPLIANCES whilst a well-lit sitting room sits just beyond. The first floor landing gives way to THREE BEDROOMS as well as a modern three piece FAMILY BATHROOM suite. The rear garden is fully enclosed with hardstanding suited to a WORKSHOP or EXTERNAL HOME OFFICE. Parking comes in the form of a DRIVEWAY leading towards a GARAGE bordering the accessible WOODLAND next door.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi-Detached House
- Recently Renovated & Redecorated
- Kitchen/Breakfast Room With Integrated Appliances
- Spacious Sitting Room
- Three Bedrooms
- Fully Enclosed Rear Garden
- Driveway & Garage
- Woodland On Your Doorstep

The property is situated on the outskirts of Buxton, a popular village situated approximately 12 miles north of Norwich, between Aylsham and Wroxham on the Norfolk Broads, and within easy reach of Norwich International Airport. Amenities in the village include a primary school, fish & chip shop, two public houses, a post office/general convenience store and a village hall.

#### SETTING THE SCENE

The property can be found set back down a quiet cul-de-sac with a tree lined woodland aspect to the rear. A large shingle driveway sits towards the front of the home suitable for potential off road parking with the driveway and garage located towards the woodland with access to the garage featuring solar panels for working electric within this space.





## THE GRAND TOUR

Stepping inside you will first be greeted with a freshly redecorated hallway complete with wooden effect flooring laid underfoot and freshly laid carpets leading up the stairs to the first floor. Under the stairs handy coat storage can be found whilst adjacent the entrance to the kitchen takes you into a attractively fitted space featuring a mixture of wall and base mounted storage units set around wooden work surfaces with an integrated oven and hob with extraction above whilst leaving room and plumbing for additional appliances including a fridge, freezer, dishwasher and washing machine. The rear of the home features a brightly lit sitting room complete with wooden effect flooring and large uPVC double glazed window and door taking you directly into the rear garden. There is ample floor space here for a sitting room suite and and potential dining table or working office space. The first floor landing allows access to all three bedrooms as well as the modern fitted three piece family bathroom predominantly tiled with shower head mounted above the bath, vanity storage and heated towel rail. The smaller of the three bedrooms can be found immediately at the top of the stairs, currently used as a walk in wardrobe and dress room with all carpeted flooring suited as a single bedroom or potential nursery whilst the two larger rooms sit on the adjacent side of the home. Both of these rooms would easily accommodate double beds and additional storage solutions with the smaller having a rear facing aspect over the garden and the larger to the front of the home with built in wardrobes.

## FIND US

Postcode : NR10 5HS

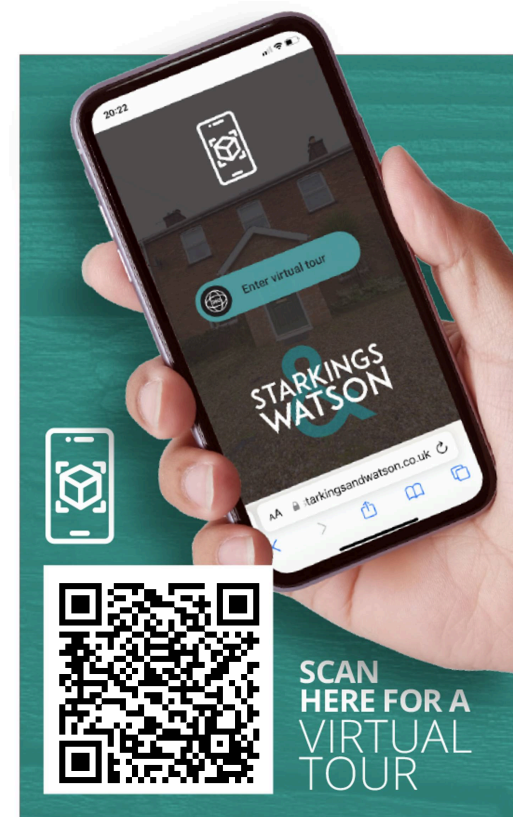
What3Words : ///nozzle.fizzy.frostbite

## VIRTUAL TOUR

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

## AGENTS NOTES

Solar panels have been fitted to the garage in order to give it running electricity.









## THE GREAT OUTDOORS

The rear garden has been fully enclosed on both sides into the rear with timber fencing initially offering a predominantly lawned space leading towards hard standing suited for the erection of a workshop, home office or potential external entertainment space. Whilst the garage beyond the property does not have electricity running to it, the owner has installed solar panels with a conversion unit giving it power.

### Garage

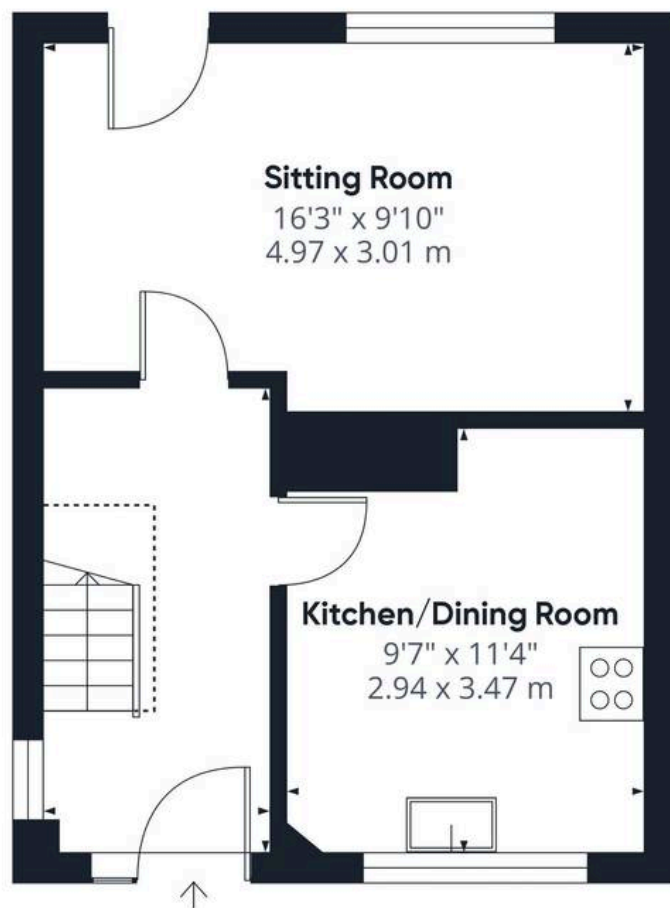
Single Garage

### Driveway

2 Parking Spaces







Ground Floor



Floor 1

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

653.37 ft<sup>2</sup>

60.7 m<sup>2</sup>

**Reduced headroom**

13.31 ft<sup>2</sup>

1.24 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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