



Leonard Medler Way, Hevingham - NR10 5LE



Leonard Medler Way

Hevingham, Norwich

Set within a tranquil CUL-DE-SAC, this expansive DETACHED HOUSE offers a haven of modern comfort and private living. Spanning over 1,800 sq. ft (stms) of living space, the property boasts a GRAND HALLWAY ENTRANCE, complete with INTEGRAL STORAGE and a convenient two-piece W.C. To the left, The spacious 27' SITTING ROOM enjoys a DUAL ASPECT, with doors opening to the GARDEN ROOM, providing panoramic views and FRENCH DOORS leading out. The separate DINING ROOM offers a cosy setting for family meals. Adjacent, the versatile STUDY could double as a fifth bedroom providing flexibility. The high specification KITCHEN is a culinary delight with INTEGRATED APPLIANCES and a BREAKFAST BAR, complemented by a UTILITY ROOM for added convenience. Upstairs, FOUR DOUBLE BEDROOMS await, each offering comfort and space, with a stunning four-piece FAMILY BATHROOM catering to daily needs. The MAIN BEDROOM features a modern ENSUITE SHOWER ROOM, with a double open shower and a glass splashback.



Outside, a generous BRICK WEAVE DRIVEWAY leads to a separate DOUBLE GARAGE, while stunning LANDSCAPED GARDENS provide a PRIVATE REAR ASPECT to savour.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Expansive Detached House
- Four Reception Rooms
- 27' Dual Aspect Sitting Room
- Four Double Bedrooms
- W.C, Family Bathroom & Ensuite Shower Room
- Generous Brick Weave Driveway & Separate Double Garage
- Stunning Landscaped Gardens With a Private Rear Aspect
- Quiet Cul-De-Sac Setting

Hevingham is a popular village approximately four miles from the market town of Aylsham with its range of amenities including shops, schools, doctor's surgery and traditional public houses. Hevingham is situated only a few miles from the beautiful North Norfolk coast, an area of outstanding natural beauty with its miles of uninterrupted beaches and bird and nature reserves. The City of Norwich is also only a short drive away with access to all major rail links and Norwich international airport.



SETTING THE SCENE

The property can be found set back from the road at the end of this quiet cul-de-sac, opening to an expansive driveway with a double garage straight ahead. The main entrance can be found at the front of the property covered by an open porch.

THE GRAND TOUR

Stepping inside, the light and bright hallway entrance offers polished tiled flooring running underfoot with generous integrated storage to the left perfect for storing outdoor wear. Stairs rise to the first floor on the right with a conveniently located two piece W.C at the end of the hall. Immediately to the left, the 27' dual aspect enjoying sitting room can be found offering carpeted flooring running underfoot. The space allows for a range of soft furnishing layouts and plenty of storage. French doors at the end of the room open to the garden room, with uPVC double glazed windows surrounding, the space enjoys panoramic views of the garden with hard flooring underfoot and double French doors leading out to the garden. Straight ahead from the hallway, the separate dining room can be found with engineered wood flooring underfoot. The room allowing plenty of space for formal dining whilst the adjacent study offers potential to be used as a fifth bedroom if desired. On the right from the hallway, the high specification kitchen can be found offering a wide variety range of wall and base storage cupboards with integrated appliances including a double oven, inset glass hob, extractor, fridge and freezer with a breakfast bar at the centre of the room, perfect for informal dining. Whilst the convenient utility room benefits from further wall and base storage cupboards and under counter space for white goods including a washing machine and tumble dryer with a further door leading out the garden.

Ascending the staircase to the carpeted first floor landing, loft access can be found above with a useful storage cupboard at the end of the hallway. To the right the main bedroom can be found also enjoying a dual aspect, flooding the room with natural light, whilst generous sliding fitted wardrobes can be found one side with the door at the end of the room opening to a modern three piece en-suite including a double open shower with a glass splashback, wall mounted heated towel rail and vanity storage below the sink. From the hallway, doors open to three further double bedrooms, with the two larger rooms also benefiting from fitted wardrobes. Completing the accommodation, the four piece family bathroom offers a freestanding bath, a further wall mounted heated towel rail, a glass enclosed shower cubicle with a dual sink and vanity storage beneath.

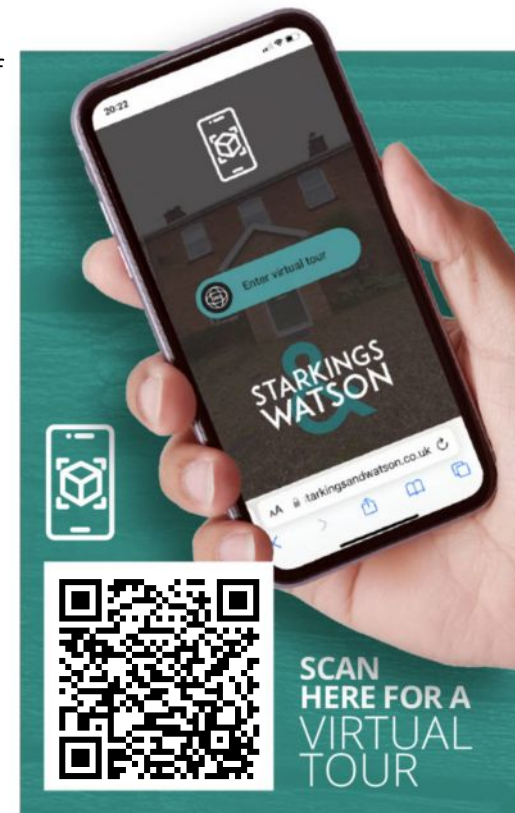
FIND US

Postcode : NR10 5LE

What3Words : ///longer.forgives.trespass

VIRTUAL TOUR

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







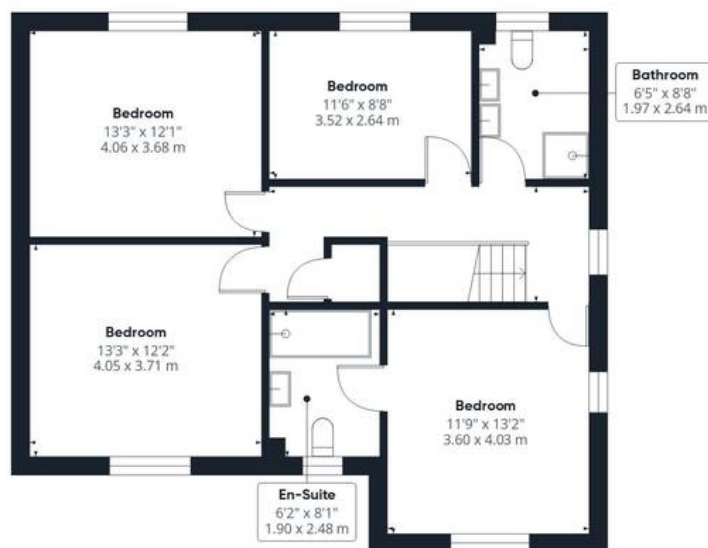
THE GREAT OUTDOORS

Stepping outside to the stunning landscaped gardens, fully enclosed with timber panel fencing with a range of mature plantings surrounding. The garden enjoys a private rear aspect, and is primarily laid to lawn with two large flagstone patio's, perfect for outdoor seating to enjoy the summer months, whilst a summerhouse can be found adjacent to the garage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1840 ft²

170.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.