



Main Road, Billockby - NR29 3BG



Main Road

Billockby, Great Yarmouth

NO CHAIN. Occupying an IMPRESSIVE PLOT measuring some 0.43 Acres (stms) this DETACHED HOME offers VERSATILITY and POTENTIAL in abundance. Benefitting from an updated Oil central heating system and double glazed windows, this home allows for potential DEVELOPMENT due to its access and large plot with a separate 32' GARAGE also prime for a potential conversion (stp).

Internally, the main living area of the home comes in the form of a generous L-shape MULTI-ASPECT LIVING AREA comprising the sitting and dining rooms with separate STUDY or potential ground floor bedroom for those seeking MULTI-GENERATIONAL LIVING with kitchen, ground floor bathroom and utility area. A total of FIVE BEDROOMS can be found on the first floor with separate WC whilst TWO SEPARATE DRIVEWAYS to the front and side of the home offer ample OFF ROAD PARKING.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached House
- 0.43 Acre Plot With Potential To Develop (stp)
- Over 2100 Sq. Ft Of Accommodation (stms)
- Multi Aspect L-Shape Open Plan Living Area
- Five Bedrooms
- 32' Garage & Two Separate Driveways
- Updated Oil Central Heating & Windows Throughout

Situated in the rural village of Billockby, located between Norwich and Great Yarmouth. The village offers field and river views with links to amenities within close proximity. The village of Acle is only approximately five minutes away by car and comprises a variety of local amenities including banks, village shops, post office, restaurants and petrol station. Acle also boasts a railway station which gives easy access to Norwich, Great Yarmouth and of course London.

SETTING THE SCENE

The property occupies a position just off the street where a tarmac driveway sits towards the left hand side of the home in front of the detached garage whilst the secondary driveway sits towards the right hand side of the home, both of which offer more than enough parking for the home.



THE GRAND TOUR

Access comes to the very front of the home where you will then find yourself in a large entrance lobby laid with authentic tiled flooring granting access to all living accommodation within the home. Immediately turning to your left, a secondary entrance porchway will greet you laid with tiled flooring, this space leads you into a room currently used as the home gym however, would make the ideal snug, family room, study or potential ground floor bedroom for those seeking multi generational living. Back into the main entrance way and turning to your right you will find yourself within the main living accommodation of the home in the form of a multi aspect L-shaped living area comprising the sitting and dining rooms. Initially the carpeted flooring leaves more than enough room for a formal dining table whilst the sitting room suite emerges towards the end of the room featuring wood burning stove and uPVC double glazed French doors leading you directly onto the rear garden patio. The kitchen sits towards the rear of the home, complete with a wide array of wall and base storage units giving way to space with plumbing for freestanding appliances and double glazed windows overlooking the rear of the home. Through from here the three piece bathroom suite can be found complete with a fully tiled surround and flooring. The room features a rainfall shower head and glass screen mounted over the bath with tall heated towel rail. The very rear of the home offers a handy utility space where the plumbing can be found for washing machine and tumble dryer and rear access door taking you into the garden.

The first floor landing splits in both directions to allow access into all five of the bedrooms within the home. Immediately turning to your left the first two double rooms can be found, one with a front facing aspect and the other overlooking the gardens to the rear with both being more than large enough to accommodate double beds. Heading past a handy built in storage cupboard, a first floor WC can be found complete with part tiled surround and vanity storage.

A large double bedroom sits just in front of this, again with views towards the front of the home. This space benefits from wall to wall built in wardrobes and stripped solid wooden flooring leaving more than enough room for a double bed and additional soft furnishings. The larger of the bedrooms can be found at the very end of the home accessed via walking through a very versatile space ideal to function as a further bedroom or nursery. The current owners have previously used this area as a snug seating space before entering the main room measuring an impressive 19' in length with a multi facing aspect. The room is complete with all uPVC double glazed windows, a large open carpeted floor flooring more than large enough to accommodate a double bed with additional storage solutions.

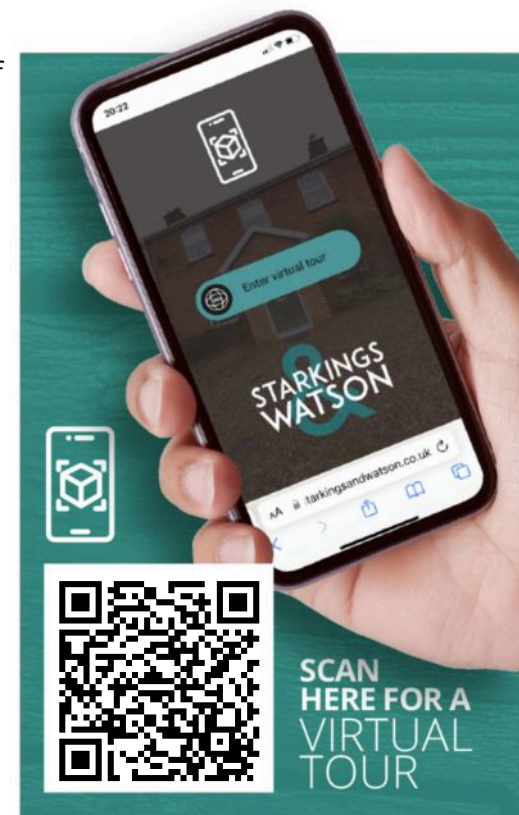
FIND US

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What3Words : ///flask.studs.workbench

VIRTUAL TOUR

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



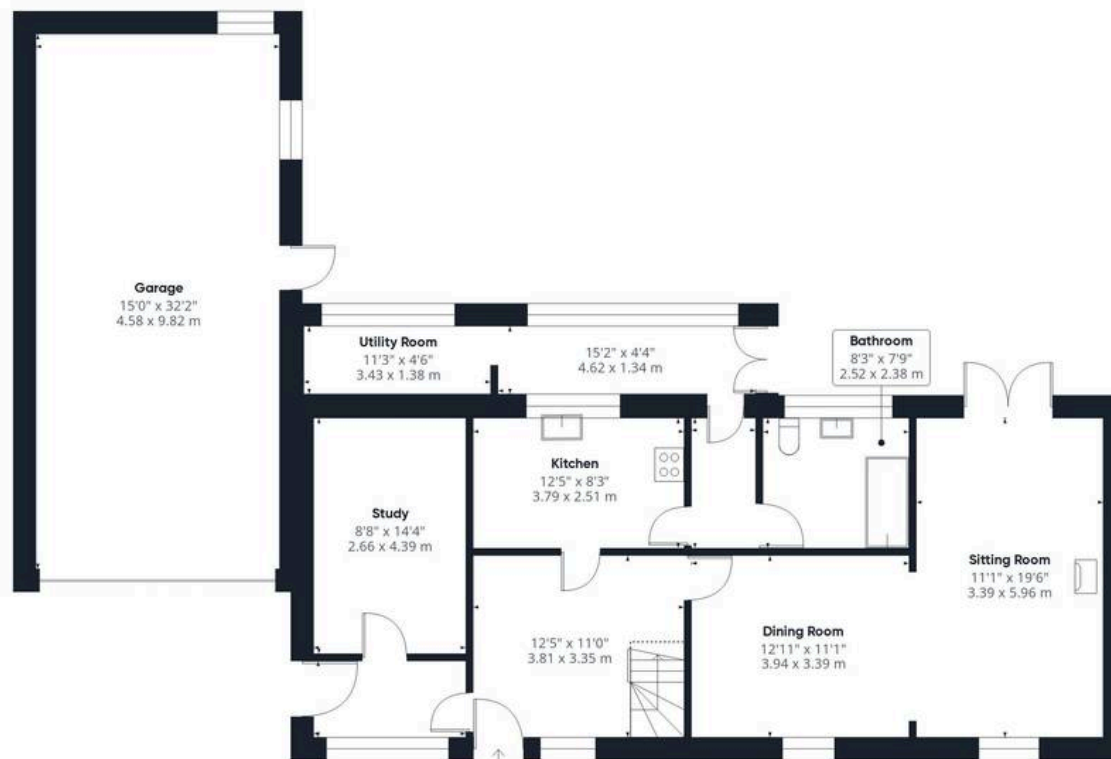




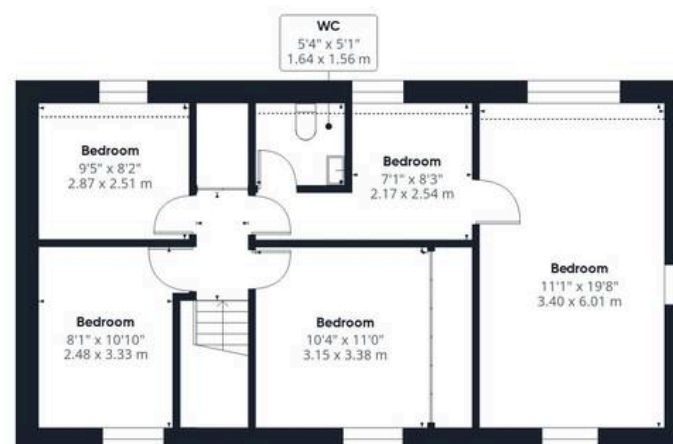
THE GREAT OUTDOORS

The rear garden much like the home is generous in size with multiple different spaces suiting any need. Immediately a large flagstone patio seating area will emerge at the rear of the home with further hard standing for a summer house or external entertainment area. Immediately turning to your left access to the garage can be found measuring an impressive 32ft in length, the space is primed for a potential conversion where a shingle planting and vegetable garden currently sits (stp). Turning to the right through a timber picket style fence the open lawn space emerges wrapping around the rest of the home fully enclosed by a canopy off well manicured mature trees and shrubs leaving more than enough room for family and friends to enjoy or for potential development due to the dual access of the property (stp).





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2149 ft²

199.7 m²

Reduced headroom

33 ft²

3.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



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