



Sunray Cottages High Green, Great Moulton - NR15 2HN



Sunray Cottages, High Green

Great Moulton, Norwich

Located on a picturesque tree-lined street, this beautiful SEMI-DETACHED COTTAGE style home offers a perfect blend of CHARM and MODERN CONVENIENCE. Spanning over 980 sq. ft (stms), this property boasts a SPACIOUS 18' dual aspect SITTING ROOM, ideal for relaxing with family or entertaining guests. The 13' FULLY FITTED KITCHEN is a chef's dream, featuring AMPLE STORAGE and counter space. Upon entering, you are greeted by a welcoming HALL ENTRANCE complete with a convenient W.C and storage area. The first floor landing provides additional STORAGE and a front-facing window that floods the space with natural light. THREE GENEROUSLY SIZED bedrooms offer comfortable retreats, with an EN SUITE to the main bedroom, and FAMILY BATHROOM. Outside, a large LAWNED GARDEN provides a serene oasis, perfect for outdoor activities, while ample PARKING and an adjoining GARAGE offer added convenience and storage space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Semi-Detached Cottage Style Home
- Over 980 Sq. ft (stms) of Accommodation
- 18' Dual Aspect Sitting Room
- 13' Fully Fitted Kitchen
- Welcoming Hall Entrance with W.C & Storage
- Landing with Storage & Front Facing Window
- Three Bedrooms
- Large Lawned Garden, Ample Parking & Adjoining Garage

Great Moulton is a rural village situated between the market town of Diss and the well served village of Long Stratton. The village has Public House and is also served by a bus route to the Cathedral City of Norwich. The nearby South Norfolk village of Long Stratton offers a wide range of day to day shopping facilities as well as primary and secondary schooling, doctors surgery, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss.

SETTING THE SCENE

Set back from the road and offering a large sweeping shingle driveway, ample parking and turning space is found with access leading to the main property and adjoining garage - with a lawn frontage and feature planting. The driveway is open plan and shared with the adjacent property.



THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with fitted carpet underfoot and stairs rising to the first floor landing - with a built in storage cupboard below. Doors lead off to the main living space offering a dual aspect sitting room with a feature fireplace and uPVC double glazed French doors taking you to the rear garden. An opening takes you to the kitchen which offers an extensive range of built-in storage, with integrated cooking appliances including an inset electric hob and built-in electric oven with tiled splash-backs running around the work surface. Space is provided for general white goods including a fridge and washing machine, with a rear facing window and door taking to the garden. Back into the hall entrance, the ground floor W.C can be found with a two piece suite and tiled effect flooring.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and front facing window, with doors to the three bedrooms and family bathroom. Each of the bedrooms are finished with fitted carpet with the main bedroom including a private ensuite and the second bedroom including a built-in wardrobe. The en suite offers a three piece suite with a corner shower cubicle and electric shower, with tiled splash-backs and tiled effect flooring. Completing the property is a family bathroom with a three piece suite including a mixer shower tap over the bath, tiled splash-backs, tiled effect flooring and front facing window.

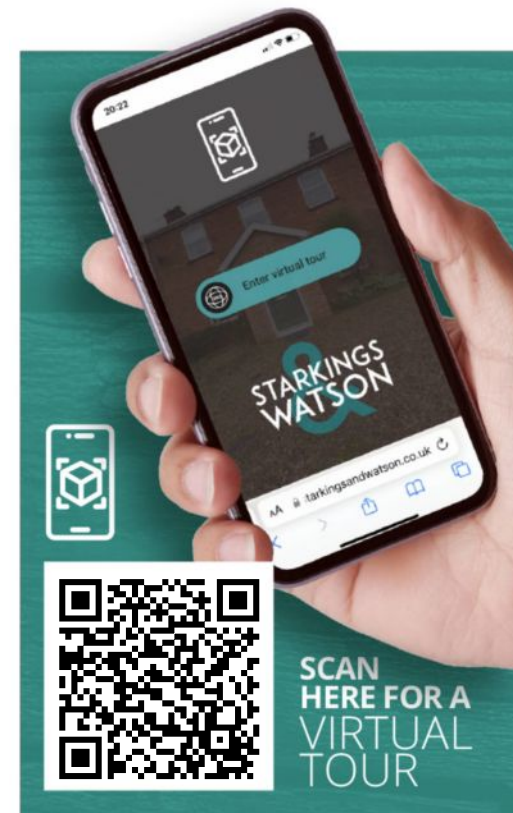
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VIRTUAL TOUR

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



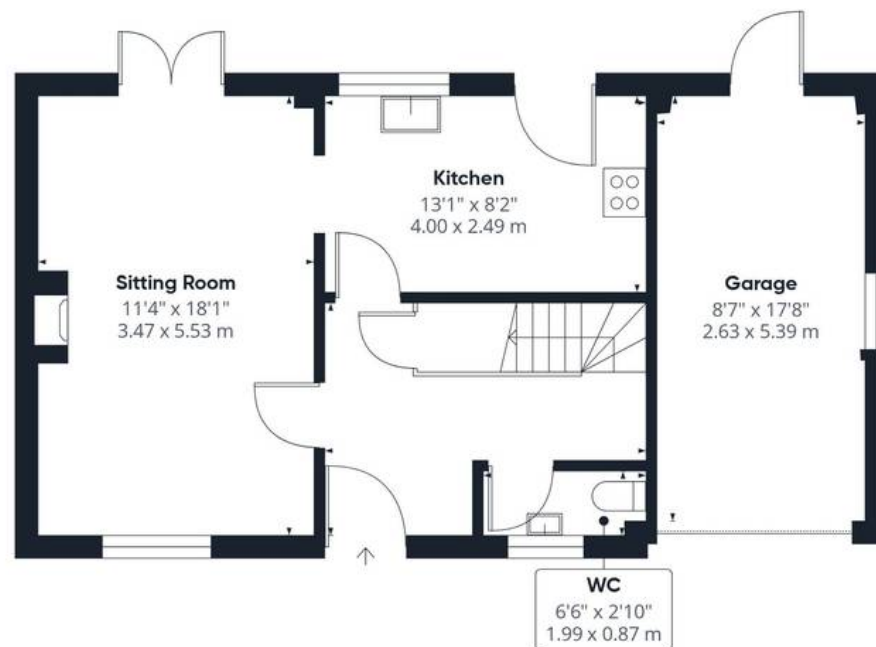




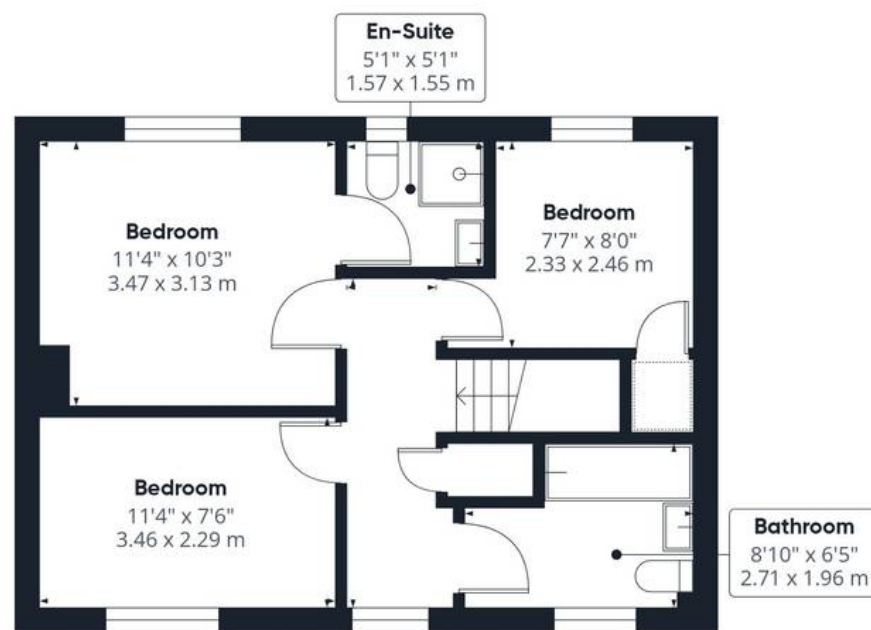
THE GREAT OUTDOORS

The rear garden is laid to lawn and includes a patio seating area extending from the sitting room French doors. With a timber shed and oil tank, gated access leads to the front of the property, whilst the garage adjoins the property with an up and over door to front, door to rear, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

987 ft²

91.7 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



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