

**SALES & LETTINGS**

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# Mead Close, Buxton, Norfolk, NR10 5EL

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A substantial detached family home situated in the scenic Broadland riverside village of Buxton, separated from the neighbouring village of Lamas only by the meandering River Bure at the picturesque Buxton Water Mill. The property benefits from easy access to local amenities that includes a village store and chip shop, pre and primary schools, The Black Lion public house and the Bure Valley Railway.

Set on a generous plot, the property benefits from ample off-road parking with three driveways and two garages. To the front of the property generous lawn gardens are bordered by mature shrubs and flower beds and to the rear, a paved terrace and lawn garden provides the ideal setting for alfresco dining with friends and family.





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- GENEROUS PLOT
- FRONT & REAR GARDENS
- WELL-PRESENTED THROUGHOUT

- VERSATILE DETACHED FAMILY HOME
- OFF-ROAD PARKING & TWO GARAGES
- NEAR AMENITIES AND TRAIN STATION

- RENOWN NORFOLK BROADS LOCATION
- FOUR BEDROOMS, MASTER WITH EN-SUITE
- LESS THAN THIRTY MINUTES TO THE CITY OR COASTLINE

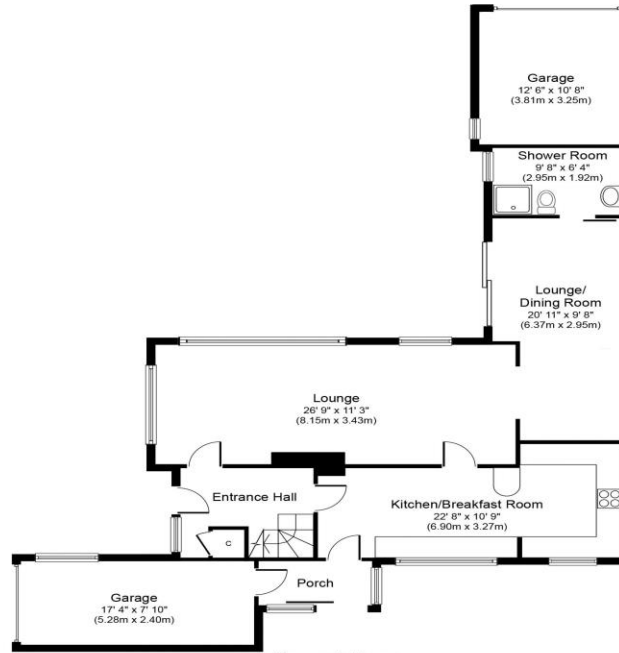
Well-presented throughout, this family home enters into a hallway where separate internal doors lead into one of the garages and the kitchen breakfast room with a separate porch to the rear garden. A further door from the hallway leads into a spacious lounge with a feature brick wall fireplace and an archway through to a separate dining room and additional lounge with double doors out to the garden. There is also a ground floor wet room, creating the opportunity for an annexe and single storey living. To the first floor, doors off the landing lead to a sun terrace, a family bathroom and four bedrooms, the master with an en-suite.

Life at the property is further complemented in its proximity of approximately eleven miles north of the capital city of Norwich with its excellent retail shopping, nightlife, restaurants and cafes and extensive historical interest.

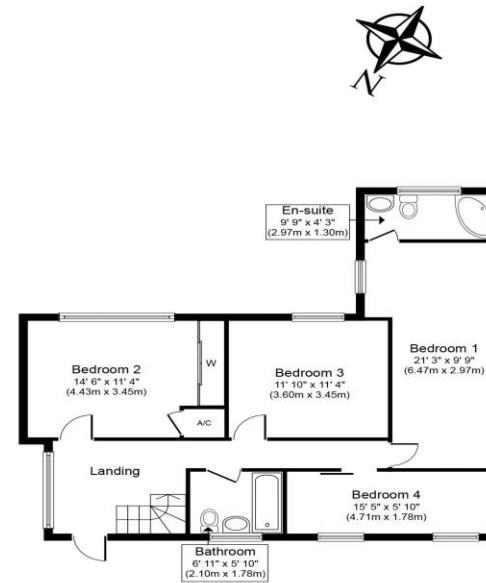




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**Ground Floor**  
**Approximate Floor Area**  
**879 sq. ft.**  
**(83.3 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**794 sq. ft.**  
**(73.8 sq. m.)**







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

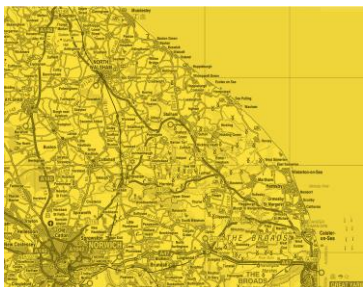
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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