

SALES & LETTINGS

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Boat Dyke Road, Upton, Norfolk, NR13 6BG

A spacious and versatile detached property that affords adaptable accommodation for any modern-day family. Located on a generous corner plot exceeding one third of an acre, on a no through road, set within the picturesque waterside village of Upton, with easy access to the Broad and Marshes nature reserve, home to some of Norfolk's rarest wildlife and a site of Special Scientific Interest as well as an Area of Conservation.

Set well back from the road, the property is approached over a hard standing driveway providing ample off-road parking and access to a double garage and neatly maintained front lawn gardens with mature hedging. To the rear, the property has been cleverly landscaped to combine lawn gardens with sun terraces, covered walkways, seating areas and established shrub borders.





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- IDYLIC RURAL SETTING
- NORFOLK BROADS LOCATION
- APPROX. TWO MILES TO ACLE

- FRONT & REAR LAWN GARDENS
- PLOT EXCEEDING A THIRD OF AN ACRE
- FIVE BEDROOMS, TWO WITH EN-SUITES

- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF-ROAD PARKING & DOUBLE GARAGE
- APPROX. THIRTEEN MILES TO COAST AND CITY

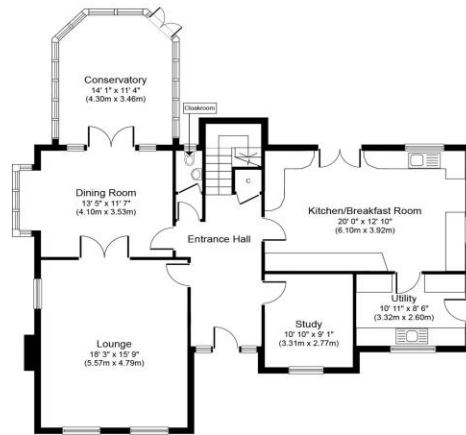
Beautifully presented throughout, the property enters into a broad hallway where separate internal doors lead into a cloakroom, a study and a family lounge with double doors leading through to a separate dining room and adjoining conservatory that overlooks and opens out to the rear garden. Further doors from the hallway lead into a modern kitchen breakfast room with a separate utility and additional double doors to the garden. To the first floor, a family bathroom and five bedrooms, all with built in storage and two with en-suite shower rooms, complete the accommodation.

Bordered to the north by the Upton Marshes and the meandering River Bure, ideal for a boating adventure, wildlife watching or dog walking, the property also benefits from its proximity, of approximately two miles, to the historic market town of Acle where local amenities include a train station, supermarket, schooling, leisure facilities, cafes and restaurants.

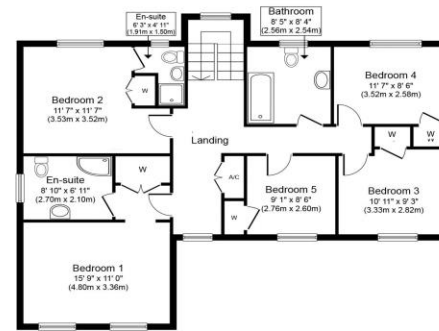




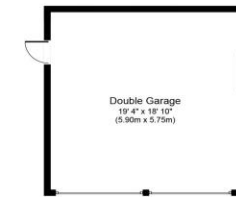
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Ground Floor
Approximate Floor Area
1,227 sq. ft.
(114.0 sq. m.)



First Floor
Approximate Floor Area
1,009 sq. ft.
(93.8 sq. m.)



Double Garage
Approximate Floor Area
365 sq. ft.
(33.9 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		
55-68	D		66 D
39-54	E	45 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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