

Barnby Road, Badersfield
Offers in Excess of **£525,000**



PENDEFORDS
INDIVIDUAL PROPERTY SPECIALISTS

INSIGHT

Pendefords are delighted to present this exceptional four-bedroom home set on a corner plot in a private cul-de-sac in the popular village of Badersfield. This substantial home has been extended and improved by the current owners, and offers spacious and flexible accommodation in a plot of approximately 1/3 acre.

Formerly the accommodation area of RAF Coltishall, which ceased operations in 2006, the village of Badersfield now forms part of a conservation area and is home to a thriving community.

Constructed in the 1940s, this four-bedroom detached property displays a distinct architectural style typical of the period which incorporates large windows, high ceilings and generous proportions throughout.

Occupying a corner plot in a private cul-de-sac of similar properties, this home creates an impression of quality and substance the moment you arrive, with a well-kept lawn extending around the property and a backdrop of mature trees lining the road. A wide driveway provides off-road parking for two vehicles, and leads to a single garage, whilst a pathway leads from the road up to the original front door, which the current owners retained when they renovated this home.

In doing so, they were able to keep the impressive proportions of this home intact. The spacious entrance hall, with its high ceilings, wide doorways and substantial wooden staircase makes a great first impression and hints at the scale of the accommodation which is on offer.

Walking past the ground floor shower room which features luxurious travertine tiling, and past a capacious understairs storage cupboard, we enter the living room, a fabulous dual aspect room which, with its open fire and feature bay door leading on to the rear garden, is perfect all year round.

The kitchen and family room is a truly impressive space, and for many people, it's where they will spend most of their time in this home. This room is over 9 metres long, and with an abundance of fitted storage, two high-level ovens and a large central island with quartz worktops and induction hob, it's a fantastic place to prepare and enjoy great food in great company. Not least because of the bright family room area, with its huge roof lantern and triple aspect views. This room also has French doors leading out to the ample rear garden, which has plenty of space to sit and enjoy the sunshine, or play games on the generous lawn.





Moving up to the first floor, the sense of scale and space continues, with four bedrooms arranged along a 9.5 metre hallway which is brightly lit through front-facing sash windows.

At one end of the property, the master bedroom is a dual-aspect haven, with a feature bay echoing that of the living room below. Two further double bedrooms and a single bedroom complete the sleeping accommodation on this floor, and all of these are immaculately presented.

The bathroom on this floor is a luxurious space, with its raised roll-top bath, corner shower cubicle and delightful mosaic tiling.



The village of Badgersfield offers a post office and convenience store, public house and church, and is approximately three miles North of the riverside village of Coltishall, with its wide range of amenities including butcher, bakery, greengrocer, pharmacy and medical centre, along with a choice of well-regarded public houses and cafés.

Equidistant between the market towns of Aylsham and North Walsham, which both offer independent retail outlets and supermarket shopping, Badgersfield is also only 12 miles from the cosmopolitan City of Norwich, and 12 miles from the open skies and wide beaches of the North Norfolk coast, making it an ideal base from which to explore all that Norfolk has to offer. And with plenty of local walks on the doorstep accessible through a network of quiet country lanes, exploration can start very close to home.

With over 180m² of beautifully-finished accommodation on offer, and with private gardens of approximately 1/3 acre, this substantial home is sure to be popular and early viewing is highly recommended.



INDIVIDUAL

Four bedroom detached house • Renovated throughout
Open-plan kitchen/family room • Character features
Spacious accommodation • Popular village location



IN DETAIL

The spacious accommodation in this former Royal Air Force officer's home comprises:

On the Ground Floor:

Entrance Hall: Smooth plastered coved ceiling, original entrance door to front aspect, staircase leading to first floor with window to side aspect, engineered wooden flooring, understairs storage cupboard, doors to:

Shower Room: Smooth plastered ceiling, obscure glazed window to side aspect, corner shower cubicle, dual-flush W.C., vanity wash basin, travertine tiled floor, heated towel rail, extractor fan.

Kitchen / Family Room: 5.41m x 9.42m. Quadruple aspect room with three windows to front aspect, sash windows to both side aspects in family room, French doors to rear garden. Smooth plastered coved ceiling with recessed ceiling lights and large roof lantern in family room. Comprehensive range of fitted kitchen units incorporating quartz worktops, stainless steel double sink unit with mixer tap, integrated dishwasher, twin Bosch built-in ovens, alcove for American-style fridge freezer, central island unit with large storage drawers, quartz worktop, Bosch induction hob, retractable downdraft filtration unit, integrated recycling station, vinyl plank flooring, three wall mounted radiators, door to:

Boot Room: Smooth plastered coved ceiling, door to side aspect, wall-mounted gas central heating boiler, vinyl plank flooring.

Dining Room: 4.39m x 3.64m. Smooth plastered coved ceiling with decorative ceiling rose and picture rails below, two sash windows to rear aspect, fitted bookshelves, fitted carpets. Double sliding doors to:

Living Room: 3.63m x 6.25m into bay. Dual aspect room with sash window to front aspect and feature bay with brick mullions and glazed door to rear aspect. Smooth plastered coved ceiling with decorative ceiling rose and picture rails below, feature fireplace with open fire onto granite tiled hearth, fitted carpets, three radiators. Door to entrance hall.

On the First Floor:

First Floor Landing: Smooth plastered coved ceiling with loft access hatch, decorative ceiling rose and picture rails below, windows to front aspect, fitted carpets, radiator, airing cupboard housing hot water cylinder. Doors to:

Bedroom One: 3.50m x 6.31m into bay. Dual aspect room with sash window to front and feature bay



with brick mullions to rear. Smooth plastered coved ceiling with picture rails below, built-in storage cupboard, radiator.

Bedroom Two: 4.34m max x 3.68m. Two sash windows to rear aspect, smooth plastered coved ceiling with picture rails below, built-in storage cupboard, fitted carpets, radiator.

Bedroom Three: 3.37m max x 3.67m. Sash window to rear aspect, smooth plastered coved ceiling with picture rails below, built-in storage cupboard, fitted carpets, radiator.

Bedroom Four: 2.43m x 3.67m. Dual aspect room with sash windows to side and rear aspects, smooth plastered coved ceiling with picture rails below, fitted carpets, radiator, washbasin.

Bathroom: Obscure glazed windows to front and side aspects, smooth plastered coved ceiling, roll-top bath, vanity washbasin, dual flush W.C., corner shower cubicle, feature mosaic tiling to walls, vinyl plank flooring,

Externally:

This property occupies a large corner plot on a private cul-de-sac.

To the front and side of the property, the garden is predominantly laid to lawn with mature well-stocked beds, mature trees and a pathway leading to the front door. To the side of the front garden is a driveway providing parking for two vehicles and leading to the **Single Garage** (2.90m x 5.37m) with automatic roller door to front, side access door, window to rear aspect, light and power.

To the rear of the property, the large private rear garden is predominantly laid to lawn and benefits from a raised composite deck area to the rear of the garage, a generous sandstone patio area directly accessible from the family room, a large timber outbuilding with double-glazed windows and French doors, a further timber shed to the side of the property, and is enclosed with close board timber fencing.

Tenure: Freehold

Council Tax Rating: D





These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. A buyer should ensure that their legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. PENDEFORDS LTD DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

PENDEFORDS
INDIVIDUAL PROPERTY SPECIALISTS

Pendefords Ltd | Pendeford House, Chapel Lane, Coltishall, Norwich, NR12 7DR
Registered in England & Wales N° 11765006

01603 334433

www.pendefords.co.uk

rightmove
find your happy

The Property
Ombudsman