



Walnut Shade Norwich Road, Scoulton

Guide Price £300,000 - £325,000

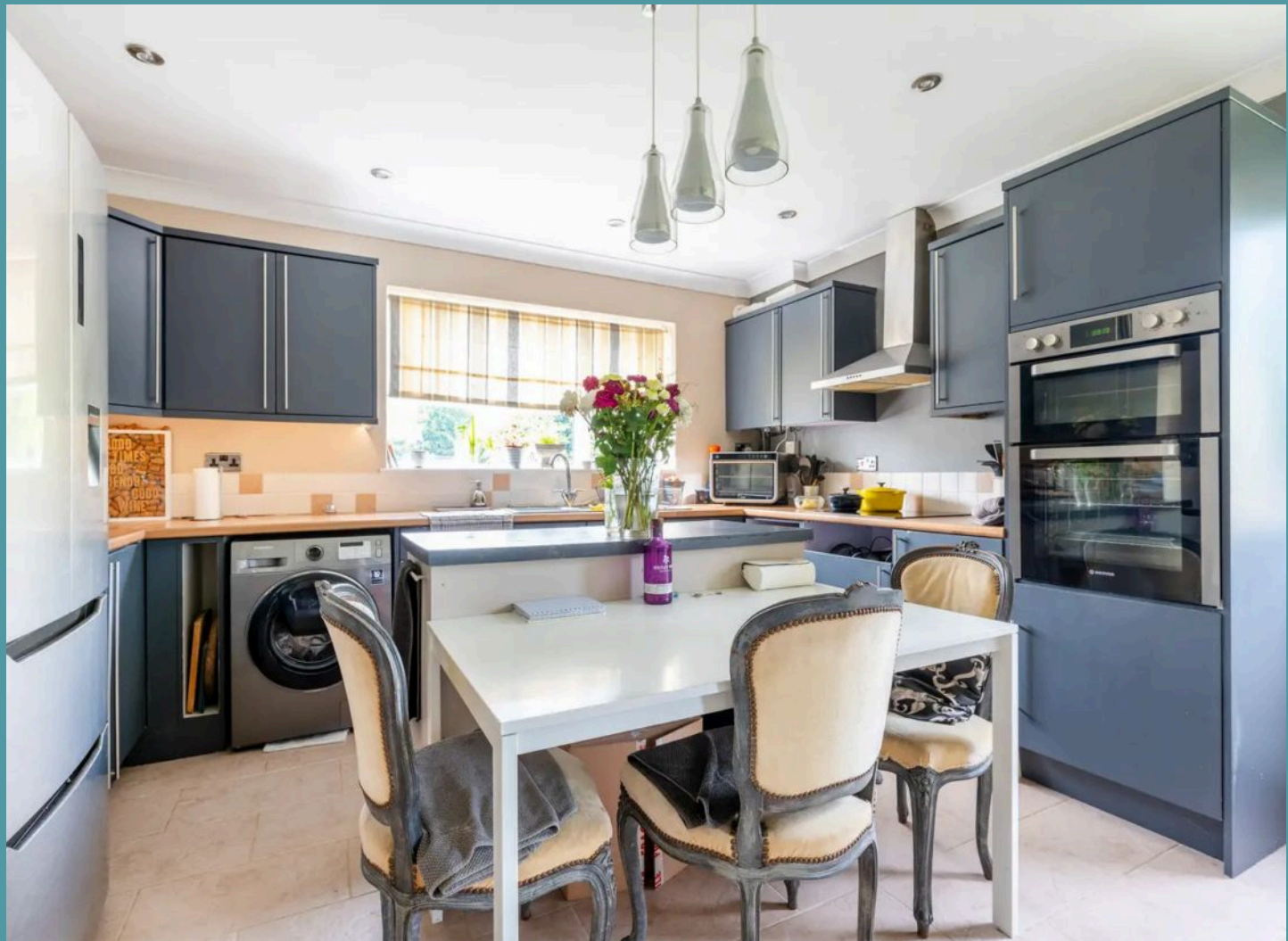
Walnut Shade Norwich Road

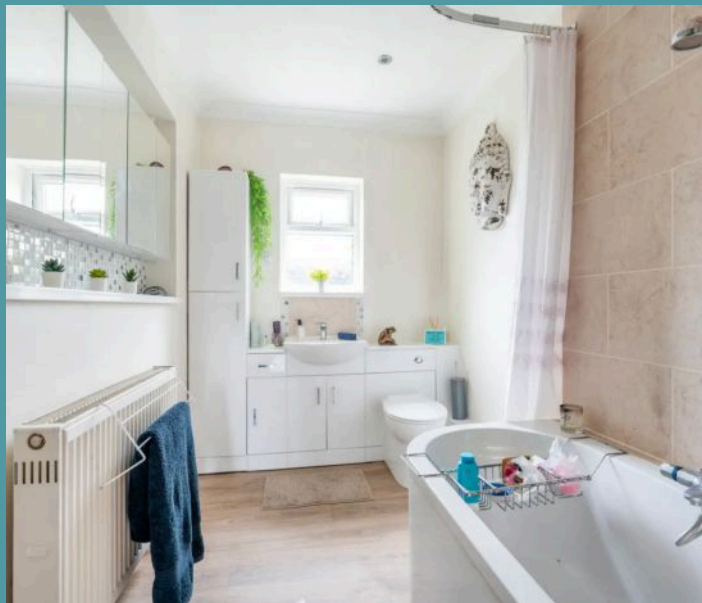
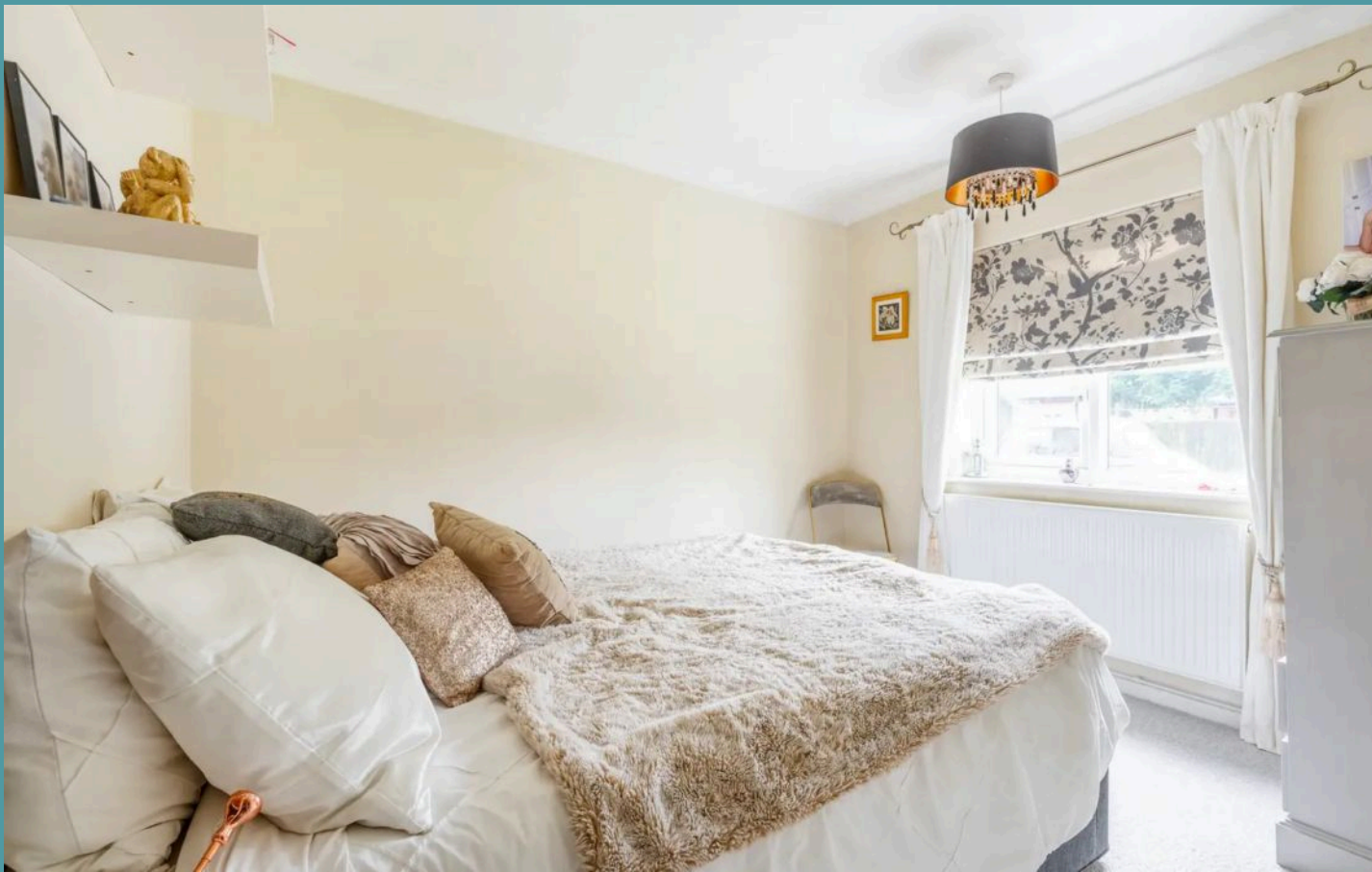
Scoulton, Norwich

Guide Price £300,000 - £325,000. This sprawling four-bedroom bungalow in Scoulton offers just shy of 1000sq ft of living space ideal for families or entertaining. Large windows and an open-plan layout create a bright and airy atmosphere, while stunning field views add a touch of rural charm. The main floor features a welcoming entrance, a modern open-plan kitchen/breakfast room, a spacious lounge area, a well-appointed family bathroom, a master bedroom with en-suite and dressing room, and three additional double bedrooms. For even more space, the loft has potential for conversion (subject to approval). Outside, a wrap-around garden with mature trees and a large lawn awaits, perfect for relaxation. Ample off-road parking and a hardstanding area offer the potential for a cart lodge, garage, or additional storage.

THE LOCATION

Tucked away in the idyllic village of Scoulton, This property rests peacefully along Norwich Road (NR9). Scoulton itself offers an escape, perfect for those seeking rural. However, convenience is close at hand. The nearby towns of Watton and Higham boast a wealth of amenities, ensuring you never have to stray far for everyday essentials. Just a short drive away, you'll find a Tesco and Lidl in Watton for all your grocery needs, alongside a variety of shops, restaurants and services. Scoulton itself even boasts bus links, making exploring the wider area a breeze. This location provides the perfect blend of peaceful living with convenient access to urban essentials, all within easy reach.





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Scoulton, Norwich

NORWICH ROAD

This impressive detached property in Scoulton, boasts over 1,000 sq ft of flexible living space, perfect for families or those who love to entertain. Large windows and an open-plan layout create a bright and airy feel, while stunning field views add a touch of rural charm.

Offering exceptional potential, the main floor features a welcoming entrance hallway, a modern open-plan kitchen/breakfast room perfect for family meals, a spacious lounge area for relaxing evenings, a well-appointed family bathroom, a master bedroom with a luxurious en-suite and dressing area and three additional well-sized double bedrooms. And if you need even more space, the property offers the potential to convert the loft into additional living accommodation, subject to planning approval.

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- Detached property offering just under 1 000 sq ft of flexible living space
- Bright and airy open-plan layout with large



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Step outside to a tranquil garden. The generous 0.2-acre plot features a wrap-around garden with mature trees and a large lawn, perfect for enjoying the outdoors. Ample off-road parking ensures convenience and a hardstanding area offers the potential to add a cart lodge, garage, or additional outdoor storage (subject to planning permission). A large timber shed provides additional storage space for garden equipment and tools.

AGENTS NOTE

We understand this property will be sold freehold, connected to mains water, electricity and cesspit.

Calor Gas

Council Tax Band - C

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- Detached property offering just under 1 000 sq ft of flexible living space
- Bright and airy open-plan layout with large windows
- Modern kitchen/breakfast room ideal for family meals
- Spacious lounge area perfect for relaxing evenings
- Four well sized double bedrooms including a



GROUND FLOOR

