

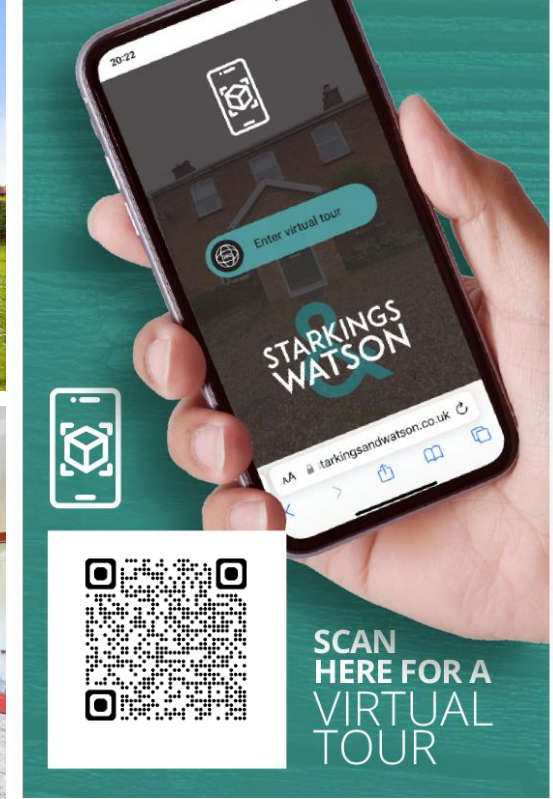
CHAPEL LANE

Shotesham All Saints, Norwich NR15 1YP

Freehold | Energy Efficiency Rating : TBC

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STARKINGS & WATSON

- Substantial Detached Family Home
- Approx. 1.29 Acre Plot (stms)
- Potential to Update, Modernise & Extend (stp)
- Stunning Rural Setting with Field Views
- Five Reception Rooms
- L-Shaped Kitchen/Dining Room
- 4/5 Double Bedrooms
- Double Garage & Sweeping Driveway

IN SUMMARY

NO CHAIN. This SUBSTANTIAL HOME of over 2400 Sq. ft (stms) occupies a 1.29 ACRE PLOT (stms), with an UNRIVALED OPPORTUNITY to MODERNISE and EXTEND this HOME, whilst enjoying a NON-ESTATE SETTING with FIELD VIEWS. Situated in the HIGHLY DESIRABLE VILLAGE of Shotesham All Saints, this SOUTH NORWICH SETTING is known for its beautiful surrounding and excellent transport links. The internal accommodation is manly OPEN PLAN, whilst ensuring the rooms are all SIZEABLE and FLEXIBLE in their uses. The porch and hall entrance leads to a 20' sitting room, 12' sun room, 17' family room and further second 19' SITTING ROOM. The KITCHEN/DINING ROOM extends to some 23' with a useful rear lobby and STUDY/BEDROOM. Upstairs, FOUR DOUBLE BEDROOMS lead off the landing with a SHOWER ROOM and FAMILY BATHROOM. Outside, a LARGE DRIVEWAY leads to the DOUBLE GARAGE, whilst the gardens are split in to a FORMAL GARDEN and secondary garden with a partial WOODLAND FEEL.

SETTING THE SCENE

Fronting Chapel Lane with open field views to front, the property sits in an elevated setting with a large frontage, secluded and hidden by various trees which sit within the curtilage. The mature hedging and lawned garden leads to a sweeping shingle driveway, with a detached double garage

adjacent. Wrought iron gates lead to a side access, with a raised patio leading to the front door.

THE GRAND TOUR

With a tiled entrance porch leading inside, full height glazing floods the space and entrance all with natural light. The entrance hall opens up, with wood block flooring, stairs to the first floor landing and doors to the sitting room, kitchen and W.C. The ground floor cloakroom offers a two piece suite with tiled splash backs. Heading into the living space, folding doors allow for true open plan living, or for each room to be separated. The main sitting room is currently carpeted but with wood block flooring underfoot for a characterful feel, a feature fire place includes a cast iron wood burner and windows to front. The folding doors open up to the family room, whilst the sun room can be found to the side. With a vaulted ceiling and windows to front, side and rear, the sun room extends the living space. The family room sits to the rear with patio doors into the garden, and further folding doors into a second sitting room. This large open plan space creates the ideal entertaining space, or allows for family living and a play space. The kitchen/dining room sits to the left of the property in an L-shape. There is huge potential to further open up the adjoining rooms or extend the kitchen, whilst at present, a range of wall and base level units can be found to two sections, with an Aga for cooking and hot water. Space is provided for cooking appliances, with room for a table. A study/bedroom leads off, along with an adjacent lobby with a built-in cupboard which makes an ideal pantry. Upstairs, the landing offers great natural light, with built-in storage and a loft access hatch. The bedrooms are heated with a mixture of oil fired central heating and electric storage heaters. The four bedrooms are all double in size, with two offering built-in storage. The family bathroom faces to rear, with a shower over the bath and half tiled walls. The shower room includes built-in storage and a three piece suite, with views



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to front. Potential exits to create an en suite or a further bedroom if required, by re-purposing one of the shower/bathrooms.

THE GREAT OUTDOORS

The rear garden is a beautiful secluded space, with a mixture of formal gardens and woodland style spaces. Heading from the main living rooms, a patio stretches across the width of the property and wrapping around to create ample space to entertain and dine alfresco. Steps lead up to the main lawn, with a range of trees, shrubbery and hedging. A useful shed and oil tank can be found to the left hand side. The hedging hides a further section of garden, with a timber built work shop, further areas of grass, and a wide variety of trees in a woodland setting.

OUT & ABOUT

The village of Shotesham All Saints is set within a Conservation Area with a Site of Special Scientific Interest, with excellent walks and wildlife activities available. Boasting a Public House and Historic Church within the Village, a greater range of amenities can be found in the neighbouring villages, which include a Supermarket, Health Centre, Restaurants and Takeaways. Primary and High Schooling are available in Stoke Holy Cross, Poringland and Framingham Earl. Norwich City Centre is located approximately six miles away, with a vast array of amenities and transport links.

FIND US

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VIRTUAL TOUR

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

AGENTS NOTE

The property uses a Septic Tank which is located to the front. The oil fired Aga can be used for cooking and hot water.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area^m
 2403.38 ft²
 223.28 m²

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