



Long Road, Framingham Earl - NR14 7RY

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Long Road, Framingham Earl, Norwich

Occupying one of the areas most PROMINENT POSITIONS, this SUBSTANTIAL DETACHED family HOME and ANNEXE enjoy over ONE ACRE of SOUTH FACING GROUNDS (stms), in a TREE LINED non-estate setting. With over 2500 Sq. ft (stms) of accommodation and situated only minutes away from Norwich City Centre, it is easy to understand why such a position is so desirable. The ANNEXE accommodation flows seamlessly, allowing for integrated or separate living, with UP TO SIX BEDROOMS or up to FIVE RECEPTION ROOMS if required. The accommodation comprises a porch and hall entrance which is ideal for ENTERTAINING, with a seperate W.C. The living space includes a SITTING ROOM, dining room, STUDY and 20' KITCHEN/DINING ROOM. The annexe can include an 18' reception space with a PART VAULTED CEILING and bi-folding doors to the rear, leading to a kitchen/utility room and a SELF CONTAINED ENTRANCE, two bedrooms and SHOWER ROOM. Upstairs, FOUR BEDROOMS lead off the landing, along with an EN SUITE to the main bedroom, and further family bathroom. The outside includes a WOODLAND WALK, main lawned garden and a variety of seating areas, along with practical storage including various sheds and a DOUBLE GARAGE.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

FIND US

Postcode : NR14 7RY

What3Words : ///moons.testy.placidly



- Highly Sought After Non-Estate Setting
- Detached Family Home with Annexe
- Over 1 Acre of Grounds (stms)
- South Facing Gardens
- Two Reception Rooms & Study in Main House
- Four Bedrooms, En Suite & Family Bathroom
- Up to Two Bedrooms in the Annexe
- Double Garage & Driveway

Situated within the highly sought after South Norwich village of Framingham Early. The village itself alongside Poringland, offers every amenity a family could need, including doctors, dentist, shops, schools and regular bus links to Norwich. Still a rural village, various walks and parks can be enjoyed, with various other villages and hamlets close by with further walks and public houses.

IN SUMMARY

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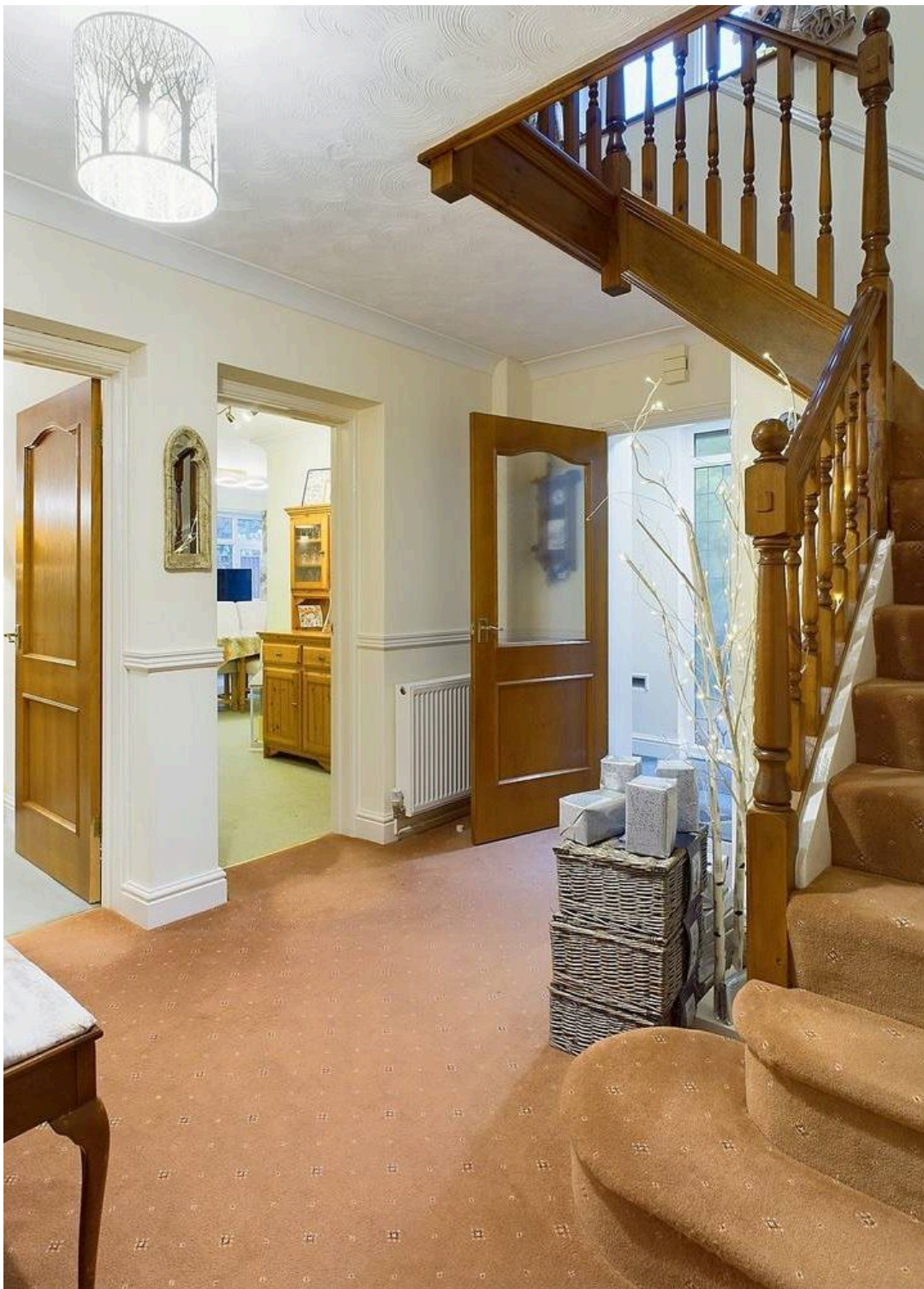
bedroom, and further family bathroom. The outside includes a WOODLAND WALK, main lawned garden and a variety of seating areas, along with practical storage including various sheds and a DOUBLE GARAGE.

SETTING THE SCENE

Screened behind mature hedging, a shingle driveway appears and opens up, sweeping past the rear garden vehicular access, with various trees and shrubbery, and ample space to park and turn. The double garage offers parking, with access via two double doors, whilst separate accesses can be found into the main property and annexe.

THE GRAND TOUR

Heading inside the main property, the porch entrance offers coat and shoe storage, with a door to the useful ground floor W.C. The main hall entrance is the ideal meet and greet space, with ample space for soft furnishings or a piano, with stairs rising to the first floor and storage below. To your right, the main two reception rooms can be found, starting with the L-shaped dining room - finished with fitted carpet, window to side and patio doors to the front courtyard. This room offers ample space to be a versatile room with study and dining space. The main sitting room sits to the rear, enjoying a south facing aspect and a corner fire place as a focal point to the room. The study also sits off the hall, with a fantastic low level window to the rear, creating an ideal backdrop to your home working space. The kitchen/dining room is open plan, with a mixture of fitted carpet and tiled effect flooring, along with ample space for a dining table. Flooded with natural light, a window faces to front and rear, with the kitchen offering an array of storage, along with integrated white goods and cooking appliances, including a dishwasher, microwave, eye level electric double oven and gas hob. Doors lead from the kitchen and dining room space, into the annexe.



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With a vaulted and part glazed ceiling, this light and bright space includes under floor heating and wood flooring. This versatile space is an ideal reception room to the main house or annexe, with bi-folding doors to the garden. The kitchen/utility space is accessed via a sliding glass door to maximise the natural light, with further storage and space for white goods. Spacious enough for either use, a door also open to the front drive for independent access. A large bedroom/reception room with under floor heating sits to the rear with fitted carpet and sliding patio doors, allowing a smaller annexe to be created, merging cooking and living spaces with the main house if required. The inner hall leads to a double bedroom and wet-room with under floor heating. The wet room is mainly tiled and includes a heated towel rail.

Upstairs, four bedrooms lead off the landing, with the main bedroom being the stand out room, including ample space for wardrobes, and use of the private en suite shower room - complete with tiled splash backs and storage. The family bathroom has been modernised in recent years to include a 'Jacuzzi' style bath and thermostatically controlled shower, with tiled splash backs and a heated towel rail.

VIRTUAL TOUR

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

AGENTS NOTE

The rear section of the roof was overhauled and re-roofed in 2023. The annexe section is on a separate council tax bill.



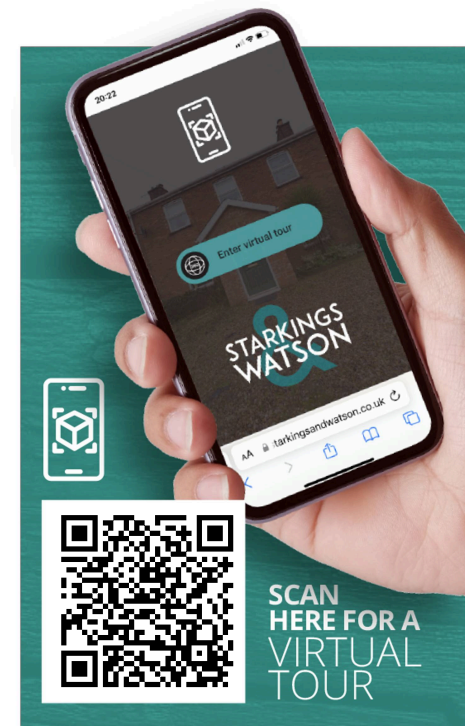


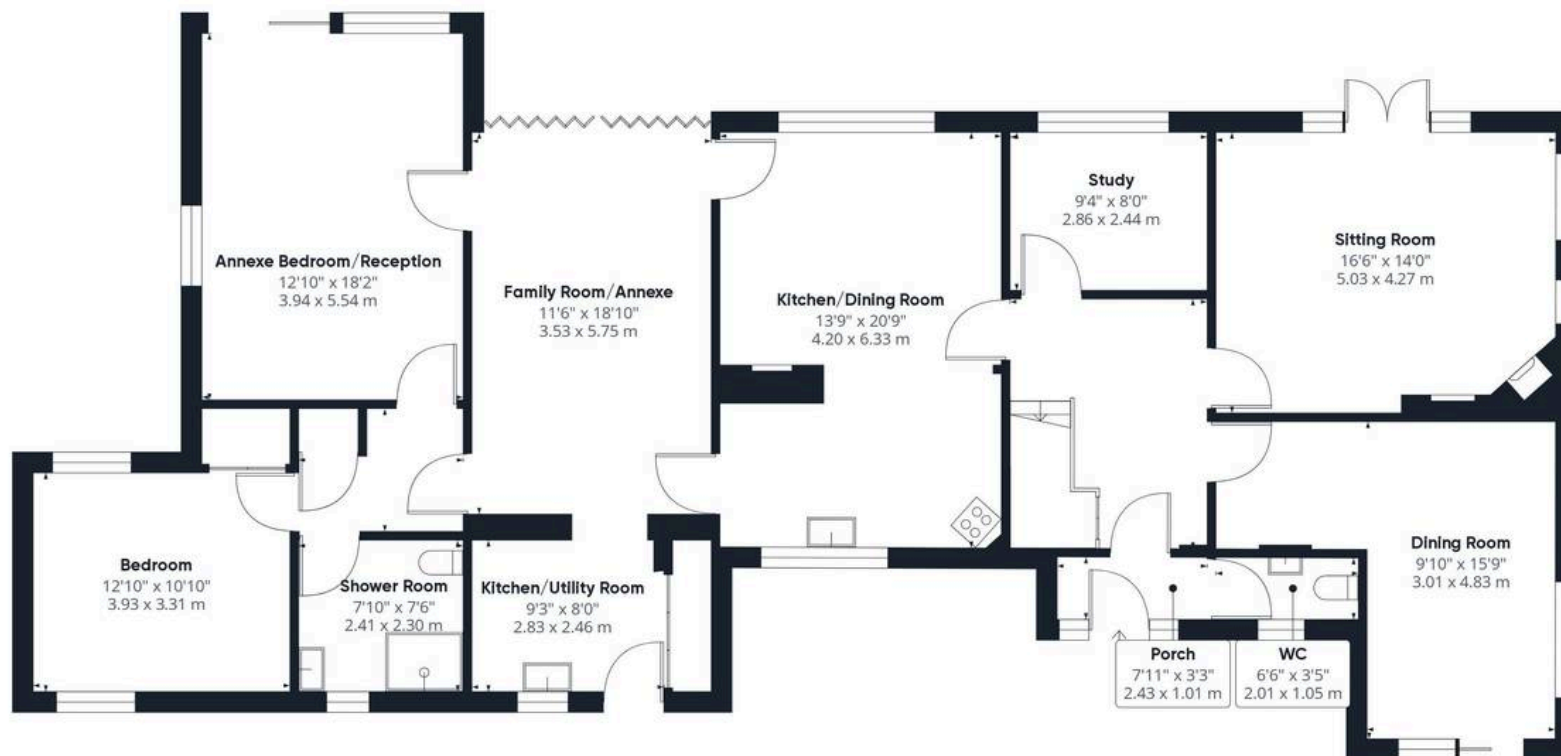
THE GREAT OUTDOORS

Occupying over one acre of grounds (stms), the gardens are south facing and create a peaceful and tranquil setting, nestled amongst a wide array of mature trees. This magical woodland like setting comes alive in the summer behind a dense treeline, but equally in becoming a winter wonderland and a haven for wildlife. With gardens to the front and side in a courtyard style, the rear gardens open up, with potential to create a separate space for the annexe. With vehicular access into the garden, and a long strip of woodland which creates an ideal woodland walk, the garden is an ideal family friendly space. The wisteria at the rear is a sea of colour during the year, with various decking and patio seating areas, along with the main lawned expanse. The double garage sits to the front with twin sets of double doors, ample storage and parking, along with power and lighting.

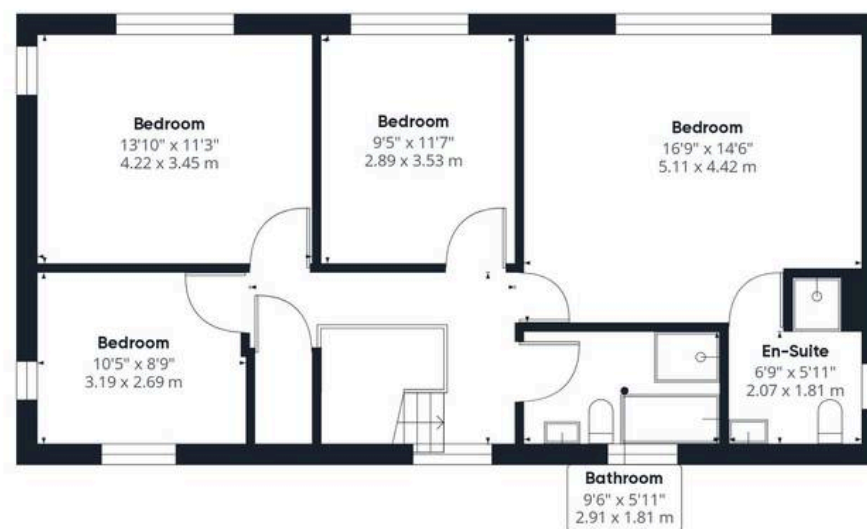
Double garage - 2 Parking Spaces

Driveway - 10 Parking Spaces





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2541.76 ft²

236.14 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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.