



Walnut Hill, Surlingham - NR14 7DQ



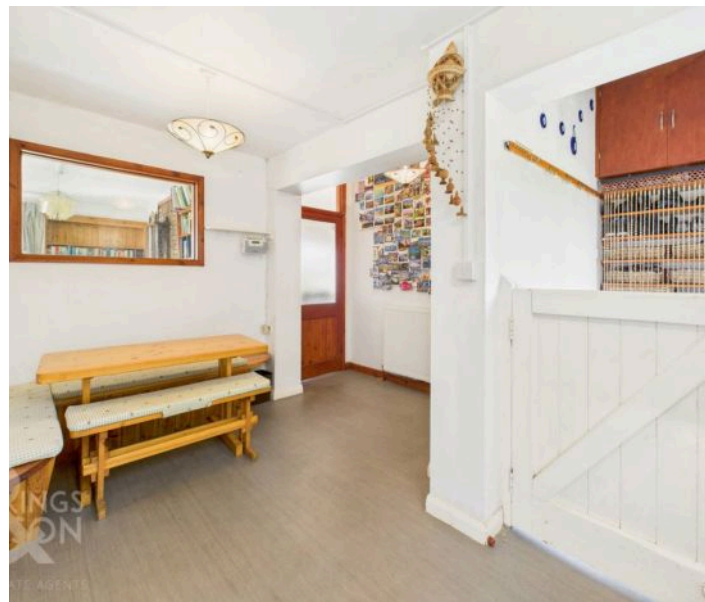
Walnut Hill

Surlingham, Norwich

Occupying a generous plot of approx. 0.69 ACRES (stms) within this well regarded location sits this well proportioned FAMILY HOME with a living space over 1670 Sq. Ft (stms) with ample opportunity to extend over time if desired (stp). The VERSATILE space includes THREE RECEPTION ROOMS, an open kitchen/breakfast room with INTEGRATED COOKING APPLIANCES leading into a UTILITY ROOM, shower room and WC - this paired with a GROUND FLOOR BEDROOM, makes this home ideal for those seeking MULTI-GENERATIONAL LIVING. In total FOUR DOUBLE BEDROOMS can be found within the home with three coming on the first floor with all having use of the FAMILY BATHROOM and an EN-SUITE to the main bedroom. Externally, the ELEVATED PLOT is filled with mature and well manicured planting bordered with mature shrubs and trees giving PRIVACY from every corner with FIELD VIEWS from every corner.

Council Tax band: E

Tenure: Freehold



- Detached Family Home
- Occupying A Generous Plot Approx. 0.69 Acres (stms)
- Three Reception Rooms
- Four Bedrooms
- Kitchen/Breakfast Room With Integrated Appliances To Utility Room
- Family Bathroom, En-suite & Ground Floor Shower/WC
- Vibrant Private Wrap Around Gardens
- Driveway, Carport & Garage

The South Norfolk village of Surlingham is a highly sought after location due to its country setting, whilst neighbouring the villages of Rockland St Mary and Bramerton. The village provides local amenities including bus service, whilst Rockland offers a village store and post office. Access to the river network can also be gained, with excellent transport links provided to Norwich and Beccles.

SETTING THE SCENE

The property is accessed via a shared drive initially with a tree lined access to either side where the tarmac sweeps to your left revealing the property in the distance allowing for parking of multiple vehicles with a carport and garage also to be utilised. Access can come towards the left hand side of the home to the traditional front or to the right hand side where a brick weave walkway takes you beyond the carport and into a secondary entrance lobby/boot room.

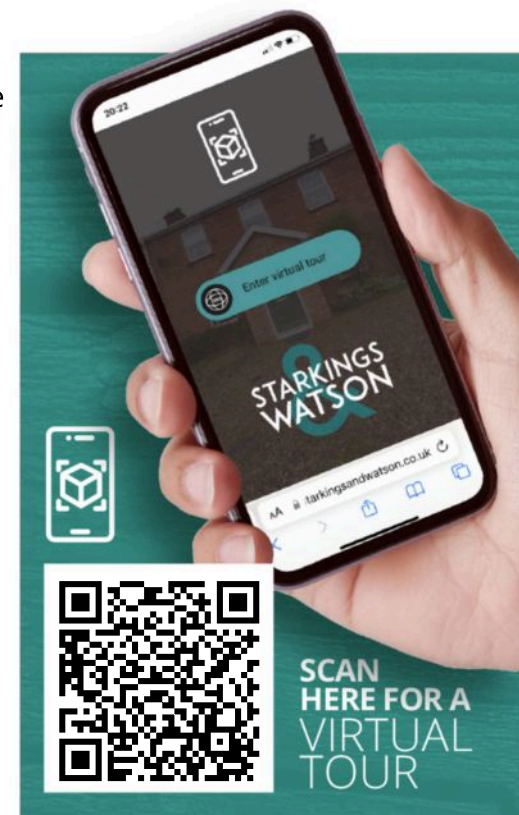


THE GRAND TOUR

Starting at the front of the home a central hallway is carpeted and allows access to all living accommodation on the ground floor as well as stairs taking you directly to the first floor. The first of the reception rooms comes immediately to your right with large carpeted floor space and built in tall storage cupboard creating the ideal study or snug sitting room. Through from here the property opens up to create a bright and airy feel where a kitchen/breakfast area sits towards the middle of the home. To your left a large open space allows room for a breakfast table whilst turning to the right will take you to the kitchen complete with a wide range of wall and base mounted storage units which currently house integrated appliances including an eye level oven and microwave with hob fitted with extraction above and all tiled splashback. Access to a second lobby/boot room comes at the rear from the garden whilst an inset sink has field views in the distance. Carrying on through the kitchen, you will find yourself in a generously sized utility room currently housing plumbing for further appliances and additional storage space with direct access to a ground floor shower room complete with a fully tiled surround, wall mounted electric shower and WC complete with frosted glass window to the outside. Stepping beyond this space even further you will find yourself in a workshop with direct access into the garage and front of the house beyond. Heading back to the kitchen dining area, an incredibly versatile room sits directly ahead with a dual facing aspect pulling in ample natural light. This space currently functions as a bedroom on the ground floor however could be used as a playroom or family room with large radiator mounted below the window and tall vaulted ceilings above. Two further reception rooms appear towards the very rear of the home, both having dual facing aspects encapsulating the vibrant views out of every window. To the left a sitting room comes with a concave window allowing additional natural light to flood the room with colourful planting borders surrounding that side of the home and an exposed red brick fireplace flowing freely into the dining room with ample room for a large formal dining table and seats.

Again with access taking you back into the kitchen area with a dual facing aspect overlooking the pristine gardens and access onto the garden patio seating area.

The first floor landing splits to allow access to the three further bedrooms as well as the three piece family bathroom suite complete with a predominantly tiled surround and shower head mounted over the bath with toilet located on the adjacent side of the room and frosted glass window. Two smaller double bedrooms can be found on this side of the property, the first next to the bedroom with two built in storage cupboards and carpeted flooring whilst the second sits just next door again with carpeted flooring and views to the outside with built in storage cupboard over the stairs. Whilst both rooms currently house single beds, they could accommodate double beds if required. Turning to the left from the stairs is the main bedroom with large open floor space conducive to a choice of potential layouts with ample room for a double bed and additional storage solutions benefiting from the addition of an en-suite shower room with corner shower unit, eave storage and separate WC.







THE GREAT OUTDOORS

The garden wraps around the home from front to back and is generous in size offering ample opportunity for those keen green fingered gardeners or those looking for a large space for a busy family to enjoy themselves. Due to its elevation the garden is privately hidden and bordered by tall mature trees and shrubs not only adding colour and vibrancy but also privacy from every corner. A mixture of well maintained lawn spaces and open green spaces are paired with more secure planting areas with a large patio seating area with red brick barbeque coming directly out of the dining room making the ideal space to sit and entertain friends and family.

FIND US

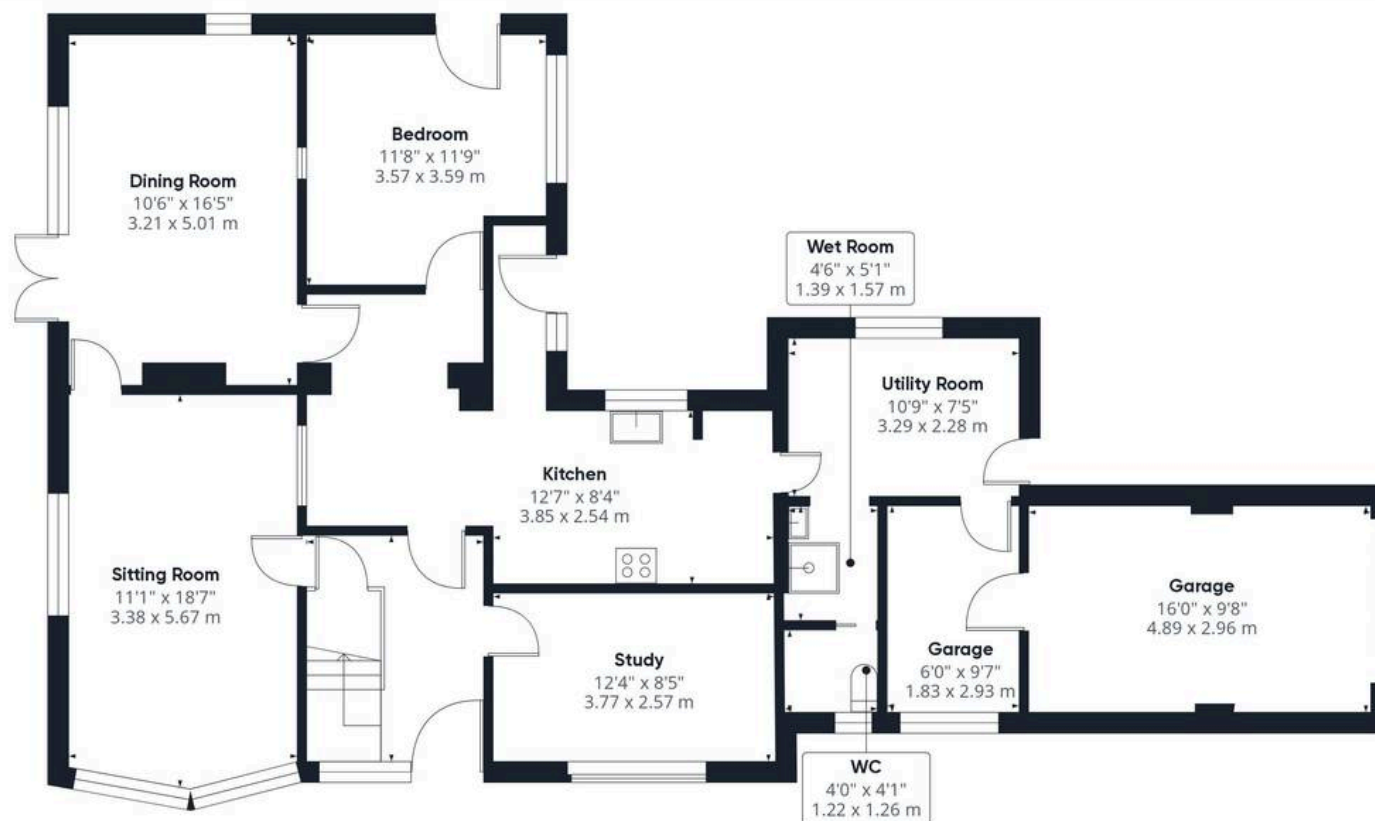
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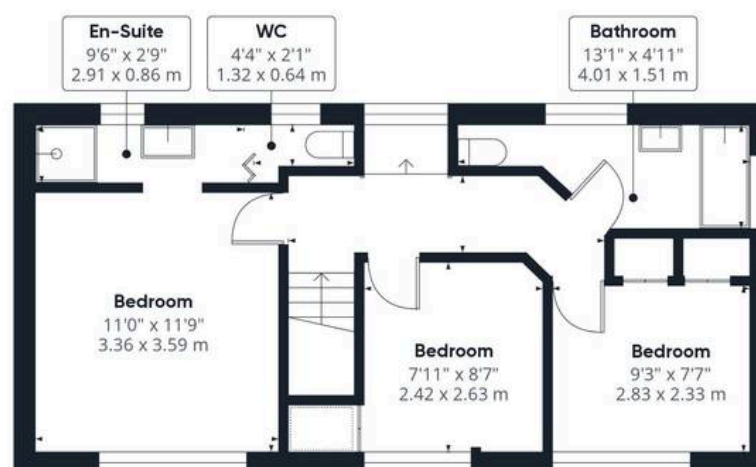
VIRTUAL TOUR

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





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1677.55 ft²

155.85 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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