



Kirstead Green, Kirstead - NR15 1EB



Kirstead Green

Kirstead, Norwich

This stunning 1468 sq. ft house boasts an approximate 1/2 acre plot (stms) backing onto fields, brimming with character and charm, whilst being flooded with excellent natural light through the oak wood windows. The open plan KITCHEN/DINING ROOM is a true highlight, featuring a VAULTED CEILING that creates a sense of space and light, with the DINING AREA enjoying a SNUG like feel with a CAST IRON WOODBURNER. The HALL ENTRANCE sits under a vaulted ceiling, concealing a W.C, with the SITTING ROOM enjoying DUAL ASPECT VIEWS across the gardens. THREE GROUND FLOOR BEDROOMS offer FLEXIBILITY, with two currently used as STUDY and HOBBY SPACE, with one enjoying an EN SUITE BATHROOM. This home effortlessly BLENDS MODERN COMFORT and TIMELESS CHARM, with a LARGE SPLIT LEVEL LANDING including EXTENSIVE STORAGE and a further snug space, with TWO DOUBLE BEDROOMS including the main bedroom with an EN SUITE SHOWER ROOM. Adding to the allure of this property is the beautiful SOUTH FACING SUMMER HOUSE, perfect for relaxing and enjoying the OUTDOOR AMBIENCE. The WALLED ENTRANCE leads to a CAR PORT and GARAGE, completing this idyllic picture of refined country living. The expansive 1/2 ACRE PLOT (stms) of wrap-around gardens surround this exceptional property. The extensive LAWN AREAS are framed by hedging and trees, creating a serene and PRIVATE ESCAPE.



- Stunning 1468 Sq. ft Period Home (stms)
- Approx. 1/2 Acre Plot (stms)
- Various Character Features & High Ceilings
- Open Plan Kitchen/Dining Room with a Vaulted

Council Tax band: E

Tenure: Freehold

Kirstead is a rural hamlet on the edge of Brooke, a highly sought after village situated approximately eight miles South of Norwich. Only a short drive from Brooke, you will find the village primary school, farm shop, post office, garage, popular walks and village hall. The nearby village of Poringland is a short car or cycle journey away, offering a further extended range of amenities, with Bungay and Norwich close by car.

SETTING THE SCENE

Set back from the road and approached via a brick built front boundary, a sweeping shingle driveway opens up with adjacent manicured lawned gardens, with ample space for parking and turning. A carport leads beyond with a garage sitting adjacent, with open views across the garden and the tree lined aspect beyond. The attractive front porchway offers the ideal space for morning coffee along with a further raised seating area to the front, whilst a wide variety of mature planting and shrubbery can be found throughout the garden within well kept flower beds.



THE GRAND TOUR

The hall entrance sits under a vaulted ceiling, with tiled flooring underfoot for ease of maintenance, leading to the main entrance hall with wood flooring continuing. Stairs rise to the first floor landing, with exposed timber beams above, whilst a door leads off to a useful ground floor W.C with a white two piece suite and contrasting decor. To the front of the property, the main sitting room can be found with a glazed door leading from the hallway and a high ceiling above. The bio-fuel fireplace creates a focal point to this characterful room, offering a light and bright aspect with four windows flooding the room with excellent natural light, whilst offering views over the adjacent gardens. Heading up the hallway, the kitchen and dining space leads off to your right. The dining area sits around a feature fireplace, housing a contemporary cast iron woodburner creating a focal point to the room, with a continuation of the wood flooring underfoot. Two windows face to side for natural light, whilst there is ample space for dining table and soft furnishings. An opening takes you to the kitchen which sits under a vaulted ceiling with two velux windows continuing the theme of natural light, whilst the kitchen itself offers a u-shaped arrangement of wall and base level units with further space for a breakfast table. Cooking appliances are integrated including an inset electric ceramic hob and built-in electric double oven, with space for general white goods including a fridge, freezer, dishwasher, washing machine and tumble dryer. This handcrafted kitchen offers natural stone work surfaces above with a bespoke part glazed door leading onto the carport. The ground floor bedroom accommodation starts with an en suite double bedroom with twin windows overlooking the garden, high ceiling above and ensuite which leads off with a three piece suite including a panelled bath and tile splashbacks. Two further bedrooms lead off the hallway both of which enjoy garden and field views and wood flooring underfoot, currently used as a study and hobby room.

Heading upstairs, the vaulted landing offers a split level layout with extensive built-in storage cupboards with a combination of fitted carpet, exposed stripped wood flooring with exposed timber beams and a velux window to front. This light and bright space offers the ideal snug or study area. Doors lead into two further bedrooms and the family bathroom. The front facing guest bedroom is a spacious double with two velux windows to front, built-in eaves cupboard and fitted carpet, whilst the main bedroom sits to the rear with further velux windows and eaves storage along with a private en suite. The en suite offers a modernised white three piece suite including a walk-in shower cubicle with a twin head thermostatically controlled rainfall shower with aqua board splash-backs and a velux window to side. Completing the property is the modernised family bathroom with a white three piece suite including a thermostatically controlled twin head rainfall shower over the bath, built in storage under the vanity unit and velux window to side.

FIND US

Postcode : NR15 1EB

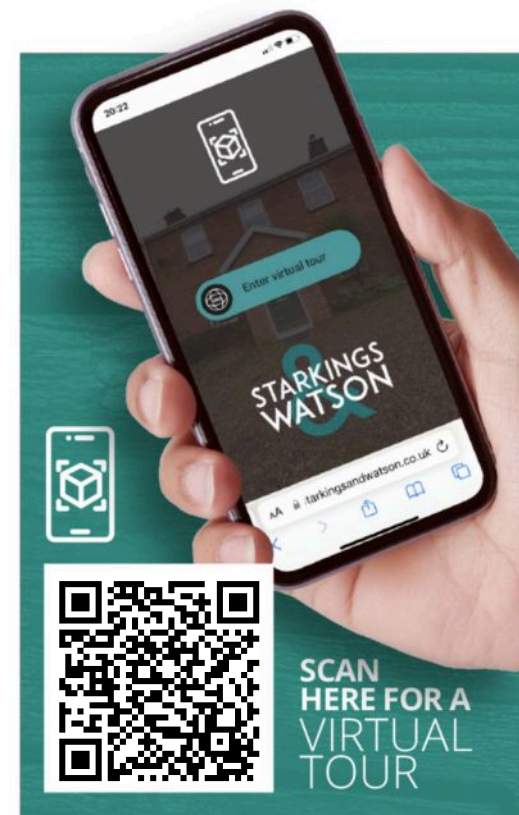
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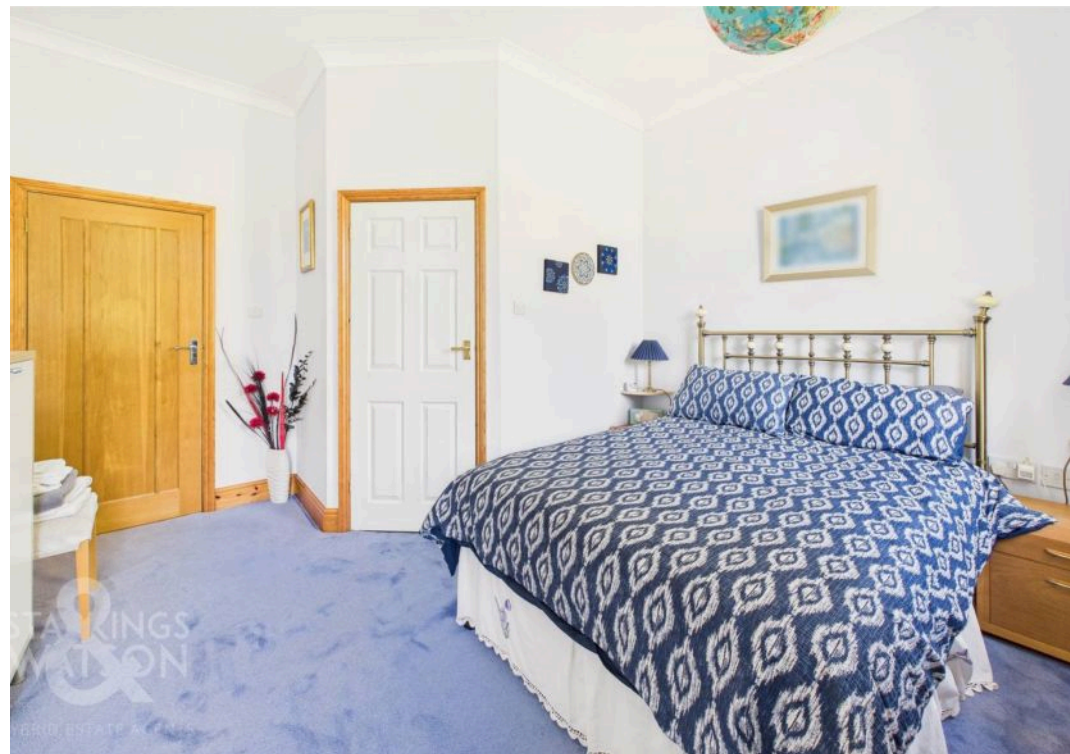
VIRTUAL TOUR

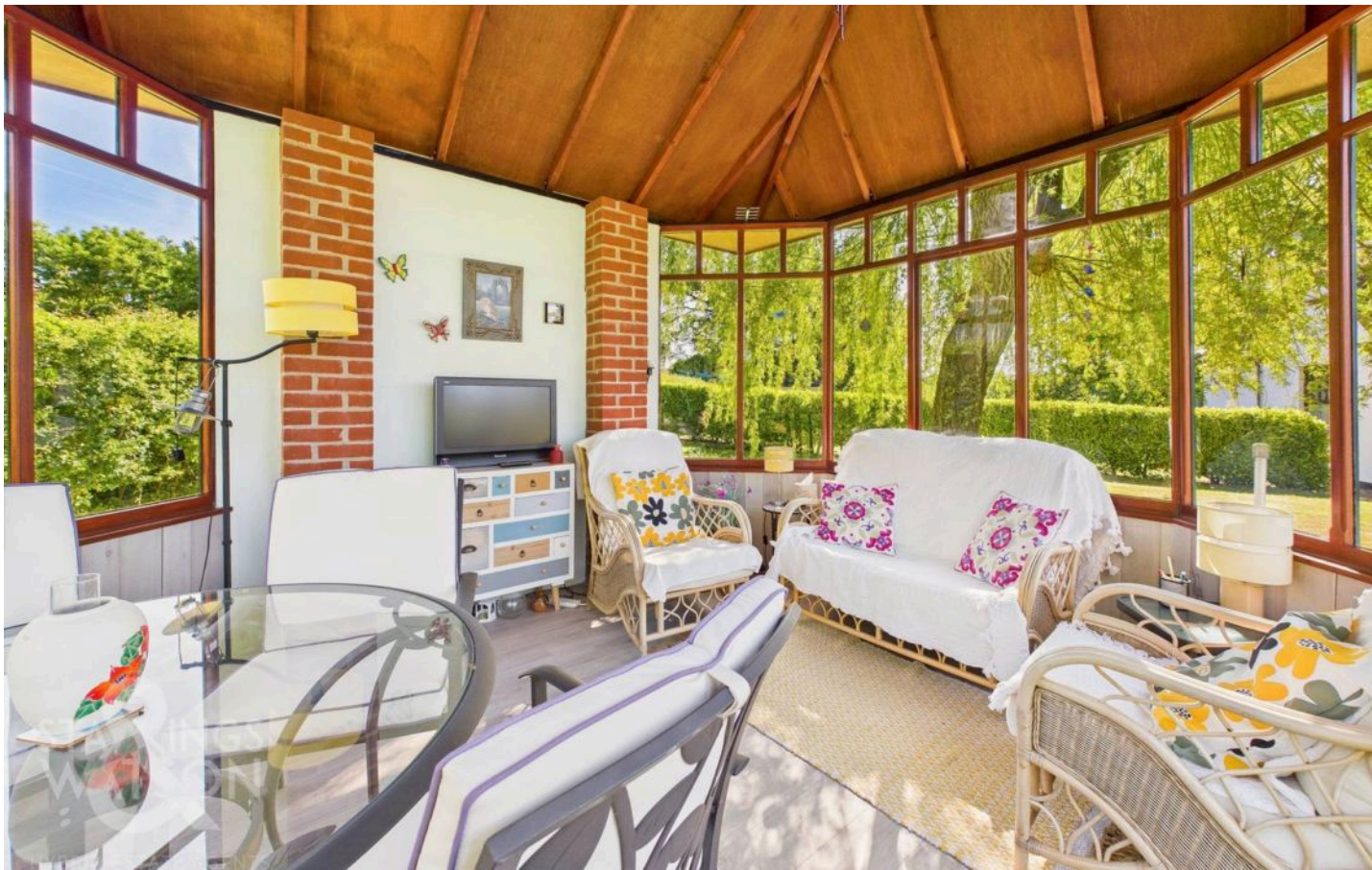
View our virtual tour for a full 360 degree of the interior of the property..

AGENTS NOTES

The oil fired central heating boiler was installed in 2024.







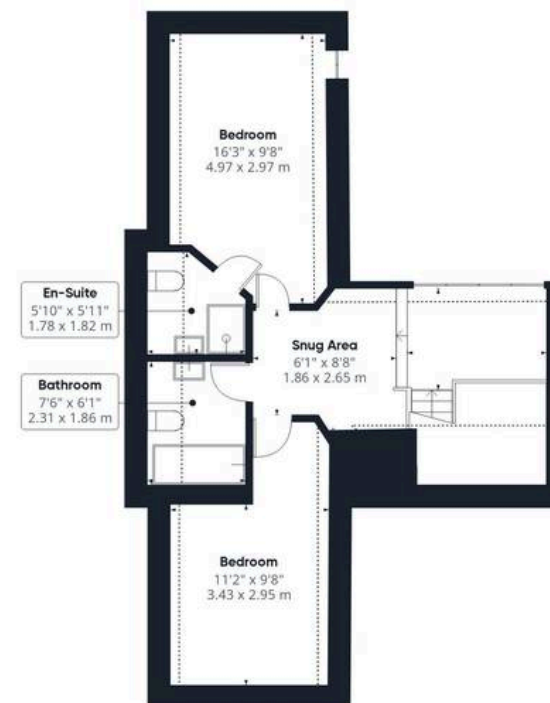
THE GREAT OUTDOORS

Enjoying 1/2 an acre (stms) of wrap around gardens, large expanses of lawn are bordered by hedging and trees. A large timber built work shop sits to one corner which could be repurposed into a home office, with air-con, power and lighting installed. A storage and working area to the garden sits close to the garage, whilst at the front, a south facing bespoke built summer house creates an ideal outside entertaining space. With beautiful views across the garden and a vaulted ceiling above, the summer house is ideal for alfresco dining. The garage sits beyond the car port and includes an electric up and an over door to front, window to rear, door to side, storage above, power and lighting.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1468 ft²

136.5 m²

Reduced headroom

77 ft²

7.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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