



The Street, Claxton - NR14 7AA



The Street

Claxton, Norwich

Nestled in a peaceful COUNTRYSIDE SETTING, this exquisite SEMI-DETACHED EXTENDED COTTAGE exudes charm and sophistication. Boasting a MODERNISED INTERIOR whilst retaining its CHARACTER FEATURES, this exceptional property offers a vast 2095 sq. ft (stms) of hugely FLEXIBLE ACCOMMODATION. Various UPGRADES have been completed including a re-fitted KITCHEN and UTILITY ROOM, along with a new HOT WATER and HEATING SYSTEM. Step inside to discover THREE INVITING RECEPTION ROOMS, ideal for entertaining or relaxing with loved ones. The NEWLY FITTED KITCHEN impresses with its SOLID WOOD WORK SURFACES, adding a touch of COUNTRYSIDE CHARM to the heart of the home. The UTILITY/BOOT ROOM and WORKSHOP offer a FUNCTIONAL SPACE and potential. Ascend the stairs to find FIVE well-appointed BEDROOMS on the first floor, including the LUXURIOUS MAIN BEDROOM complete with a DRESSING ROOM and EN SUITE SHOWER ROOM. A separate W.C and BATHROOM can be found upstairs, along with a GROUND FLOOR SHOWER ROOM.



Outside, the property boasts private SOUTH FACING GARDENS to front, with DRIVEWAY PARKING ensuring convenience. The front gardens offer a secluded retreat, surrounded by hedge boundaries, creating a peaceful and private sanctuary. Venture to the rear garden, accessible through a gate at the side, where a patio seating area awaits for al fresco dining and gatherings. An adjacent brick built storage shed offers additional space for tools and equipment.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached Extended Cottage
- Modernised Interior with Character Features
- 2095 Sq. ft (stms) of Hugely Flexible Accommodation
- Three Reception Rooms
- Newly Fitted Kitchen with Solid Wood Surfaces
- Five First Floor Bedrooms
- Main Bedroom with Dressing Room & En Suite
- Private South Facing Gardens, Garage & Driveway

The attractive and unspoilt village of Claxton lies approximately eight miles to the south of the city of Norwich and is surrounded by attractive countryside, with bridleways and walks.



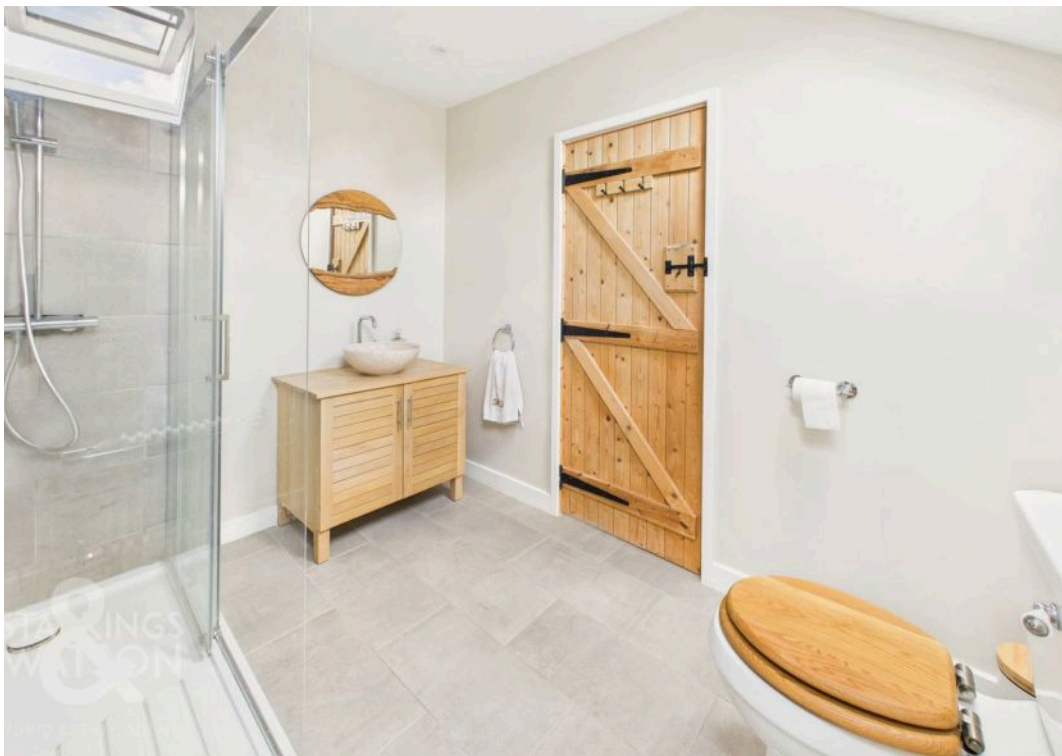
There is a local shop in the nearby village of Rockland St Mary and a much wider range of amenities in Loddon including a food store, newsagents, and various take-away food outlets. Loddon also has three schools including Loddon Infant and Nursery, Junior and High Schools. Langley Independent School is just to the north of the town. The property is very well placed for easy access to the city and southern bypass. The village is also well placed for easy access to the River Yare and the South Norfolk Broads.

THE GRAND TOUR

Once inside, tiled flooring can be found in the entrance with stairs rising to the first floor landing, and a door taking you to the sitting room and opening to the adjacent dining room. The dining area itself is finished with tiled flooring underfoot, with a walk-in bay window and French doors to front, with a feature fireplace to one side opening to the side hallway and door to the kitchen. The dual aspect sitting room offers windows to front and rear, with a feature cast iron wood burner creating a focal point to the room with pamment tiled flooring underfoot, whilst wood effect flooring runs through the space and a door takes you into the kitchen. The kitchen itself offers a U-shaped arrangement of storage units with solid wood work surfaces and space for a range style gas cooker with an extractor fan above, whilst tiled splash backs run around the work surface. A breakfast bar has been formed to one side, with space provided for a fridge freezer, with a dishwasher integrated. The fully glazed door leads to the rear garden and a stable door back into the dining room. The side hallway is finished with tiled flooring and includes a built-in double storage cupboard and further walk in storage cupboard. The hall also takes you to a useful ground floor study which offers a front facing window and wood effect flooring underfoot. Sitting adjacent a shower room can be found with a three piece suite including a wall mounted hand wash basin, walk-in shower cubicle, electric shower, tiled splash-backs and tiled effect flooring. Completing the ground floor is the garage storage room which is accessed via a pedestrian door to front, offering further conversion potential with a utility room sitting beyond,

complete with further built-in storage units, solid wood work surfaces and an inset ceramic butler sink. Space is provided for laundry appliances, whilst a useful boot room leads off to the rear with space for coats and shoes and a door leading out, creating the ideal day to day entrance to the property. Heading upstairs, the carpeted landing leads to the bedroom accommodation, starting with the main bedroom at the far end of the property with dual aspect views to front and rear, complete with fitted carpet to the bedroom area and wood effect floor into the dressing area. This open space includes extensive built-in wardrobe storage with a door taking you to a private en-suite - with a white three piece suite including a feature hand wash basin with storage below, walk-in double shower cubicle with a twin head thermostatically controlled rainfall shower with tiled splash-backs. The four further bedrooms offer an array of finishes with carpeting or hard flooring below, with built-in storage units to some of the rooms, and views across the gardens to the front and the rear. Their bedrooms are served by a useful W.C and adjacent family shower room which offers potential to create a larger room if required, with a built-in double storage cupboard, stripped wood flooring below and a panel bath with mixer shower tap







THE GREAT OUTDOORS

Gardens can be found to front and rear, with the front gardens offering a secluded and fully usable space, with hedge boundaries to all sides, and a mainly lawned expanse underfoot. The rear garden remains equally private with an access gate to the side, providing access to the LPG tank, with a patio seating area and access to an adjacent brick built storage shed. The rear garden offers a further array of planting and shrubbery, with an outside water supply installed.

FIND US

Postcode : NR14 7AA

What3Words : ///snowstorm.flattery.rainy

VIRTUAL TOUR

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



AGENTS NOTES

The sewage treatment plant sits to the rear.
The property uses LPG central heating.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

2095 ft²

194.5 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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