



Pond Lane, Surlingham - NR14 7DA

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



South View Pond Lane

Surlingham, Norwich

Overlooking ROLLING FIELDS, this exceptional semi-detached house offers a unique blend of **STYLE** and **COMFORT**. Boasting an extended design, the property features a **STUNNING 348 Sq. ft CONTEMPORARY ANNEXE** (stms) providing a wealth of potential. As you enter, the hall entrance offers storage, with a door to the ground floor shower room. The **16' DUAL ASPECT SITTING ROOM** showcases a cosy **WOOD BURNER** complemented by **BESPOKE STORAGE**, while **HERRINGBONE STYLE** flooring adorns most of the ground floor, adding a touch of elegance. A fully fitted **KITCHEN** with **GARDEN VIEWS** and a dining room featuring a **BESPOKE BUILT DESK UNIT** offer practicality with a touch of sophistication. With **THREE BEDROOMS UPSTAIRS**, and a first-floor main bathroom, this residence caters to all your family's needs. Additionally, the ANNEXE boasts a **16' LIVING SPACE** which is currently used as a **GAMES ROOM** and is set under a **VAULTED CEILING** with a sliding **WINDOW** onto the **FIELDS BEYOND**. With a shower room and a versatile workshop/office, providing flexibility and convenience, the annexe is a fantastic addition. Situated on a sizeable plot with ample parking and vehicular access into the garden, whilst a large patio leads from the kitchen, inviting outdoor entertainment and al fresco dining.



Council Tax band: B

Tenure: Freehold

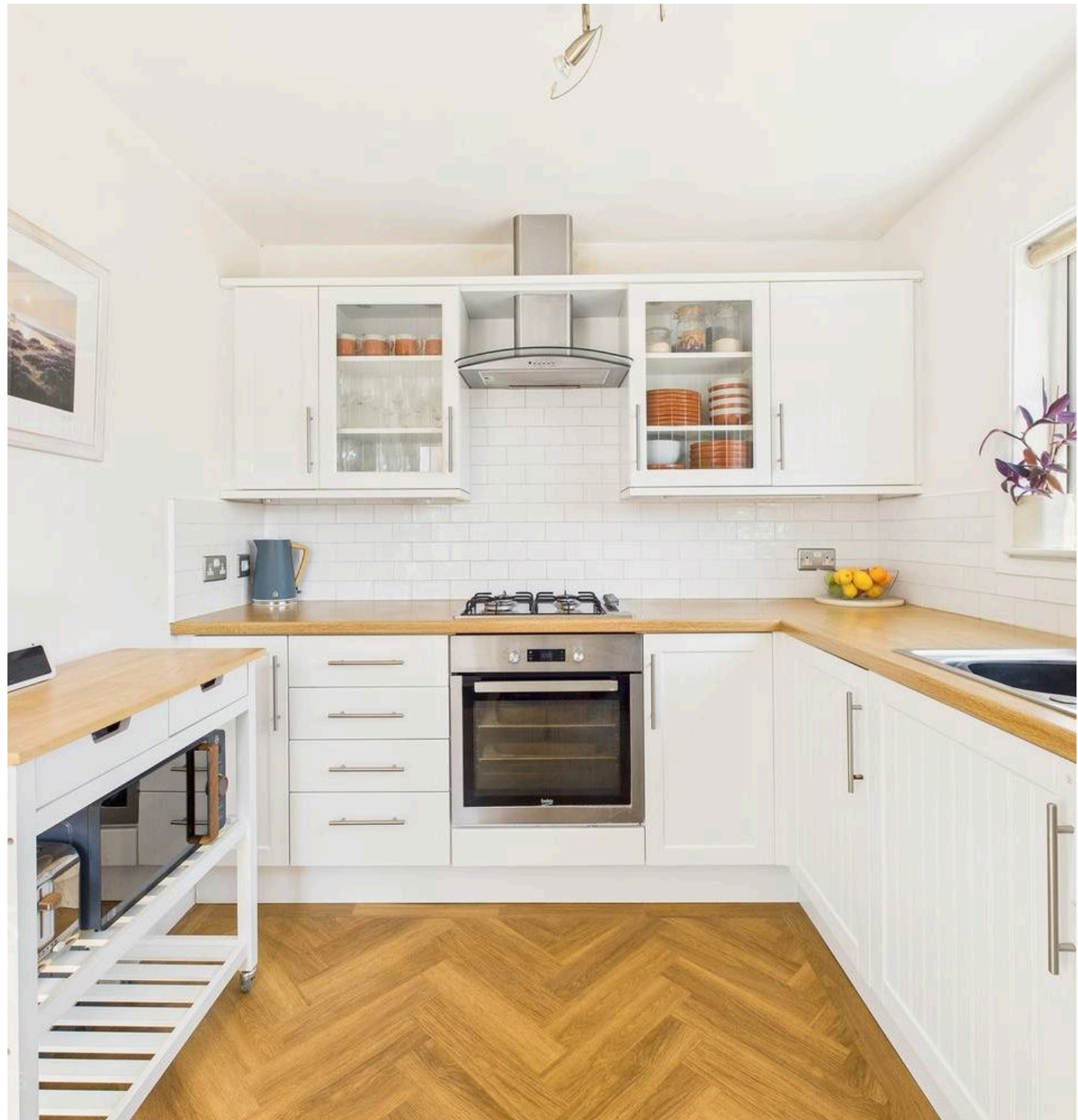
EPC Energy Efficiency Rating: D

- Extended Semi-Detached Home with a 348 Sq. ft Annexe (stms)
- Panoramic Field Views to Rear
- 16' Sitting Room with Wood Burner & Bespoke Storage
- Fully Fitted Kitchen with Garden Views
- Dining Room with Bespoke Built Desk Unit with Shelving
- Three Bedrooms
- Annexe Includes 16' Living Space with Shower Room & Workshop/Office
- Sizeable Plot with Ample Parking & Vehicular Access into Garden

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

Set back from the road with a private non-overlooked frontage, a sweeping shingle driveway offers off road parking for several vehicles, with mature hedge boundaries enclosing the driveway area. Gated access leads to the rear garden whilst a main entrance door can be found to the front of the property.



THE GRAND TOUR

Heading inside, a hall entrance is finished with wood effect flooring underfoot with a useful built-in storage cupboard and a door leading to the main sitting room and ground floor shower room. The shower room offers a welcome addition with a modern white three piece suite including useful storage under the hand wash basin and a double shower cubicle with tiled splash-backs and a heated towel rail. The main sitting room enjoys dual aspect views whilst being centred on a feature fireplace with an inset cast iron wood burner with an exposed brick surround, pamment tiled hearth and timber beam above. Bespoke storage can be found within the recesses either side of the chimney breast, with solid wood shelving and feature wallpaper creating an eye catching style with herringbone style wood effect flooring underfoot and access leading to the kitchen and dining room beyond. The kitchen enjoys rear garden views with the fields beyond, whilst offering an L-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset LPG gas hob and built-in electric oven with tiled splashbacks and an extractor fan above. Space is provided for general white goods including a fridge freezer and washing machine, whilst the herringbone style flooring flows seamlessly from the sitting room into the kitchen, completing the ground floor. The dining room offers a versatile range of uses and currently incorporates a bespoke built desk area with timber shelving, whilst the room is flooded with natural light via the rear facing window, and stairs rise to the first floor landing, with a continuation of the herringbone style wood effect flooring underfoot.

Heading upstairs, the carpeted landing includes a loft access hatch whilst leading to the three bedrooms and family bathroom. The main bedroom sits to the rear of the property enjoying garden and field views beyond, with fitted carpet underfoot and space for a wardrobe - either freestanding or built-in. The second bedroom also enjoys rear facing views across adjacent fields and garden with fitted carpet underfoot and useful built in overstated storage cupboard. The smaller of the bedrooms enjoys attractive views across the tree lined front aspect with fitted carpet underfoot whilst being conveniently located next to the adjacent family bathroom with a contemporary white three piece suite. The bathroom includes travertine tiled splash-backs with a shower over the panelled bath, with a glazed shower screen and heated towel rail.

FIND US

Postcode : NR14 7DA

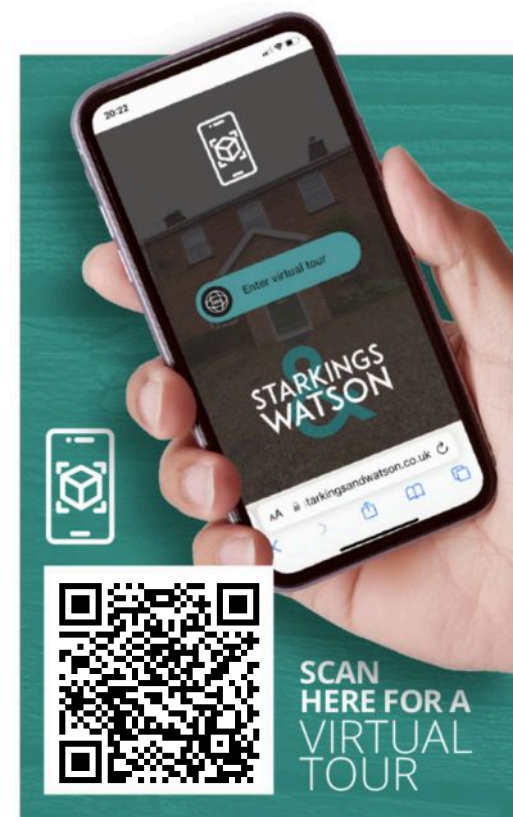
What3Words : ///february.carpentry.riders

VIRTUAL TOUR

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

AGENTS NOTES

The property uses an oil fired central heating system and LPG for cooking.







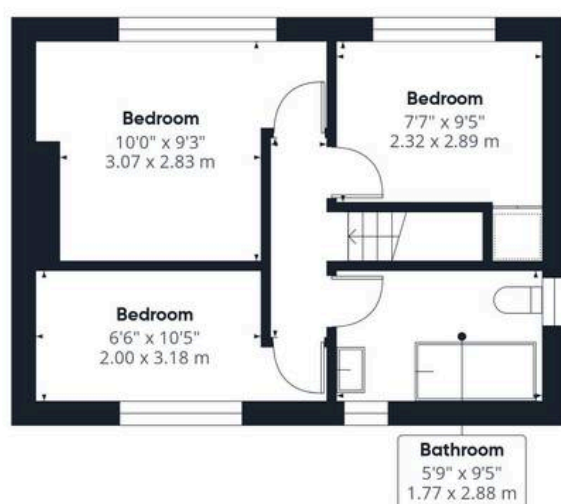
THE GREAT OUTDOORS

The rear gardens back onto the open fields and offer an enclosed lawned expanse with mature hedging to either side. A large patio extends from the kitchen providing ample space for outside entertaining and al fresco dining, whilst a useful built-in cupboard houses the central heating boiler. Double gates allow for vehicular access into the garden where a continuation of the shingle driveway can be found, with the detached studio/annexe building located at the far corner of the garden. With a striking and contemporary design, the annexe building offers a clad exterior with concealed guttering and drainage with outside lighting and a door leading into the workshop/studio area. Indoors, the main entertaining space is set under a vaulted ceiling with LED lighting and strip lighting, creating a dual aspect room offering a sliding window onto adjacent fields, providing a truly stunning panoramic view of the field beyond. A range of storage has been bespoke built and integrated allowing for a kitchenette area with an electric radiator and door to a useful shower room. The shower room offers a striking white three piece suite with useful storage under the hand wash basin, and a double shower cubicle including a thermostatic control shower with attractive tile splash-backs. Sitting beyond, the workshop/studio room offers a wealth of uses and potential with rear facing views across the garden and a range of power and lighting installed.

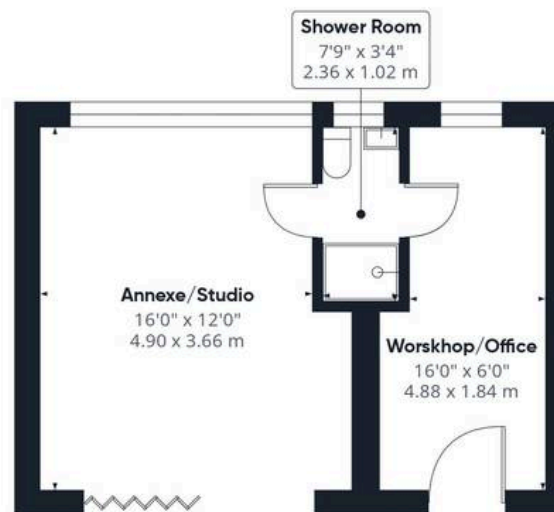




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1150 ft²

106.9 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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