



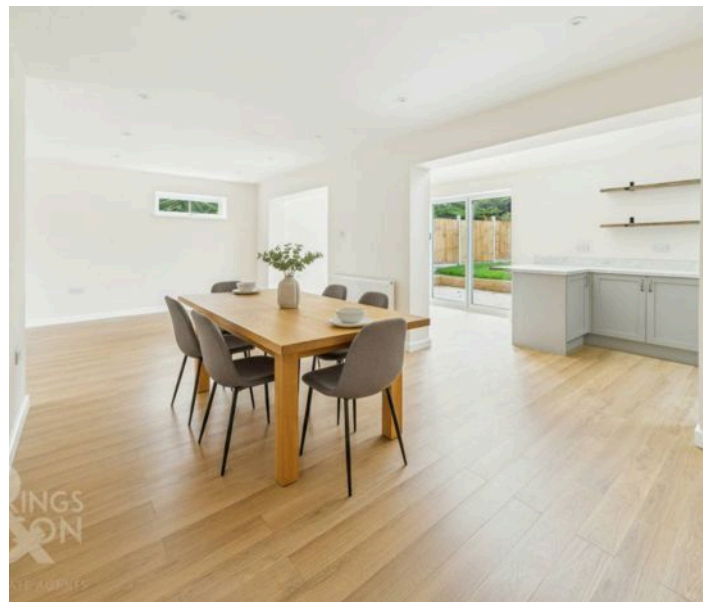
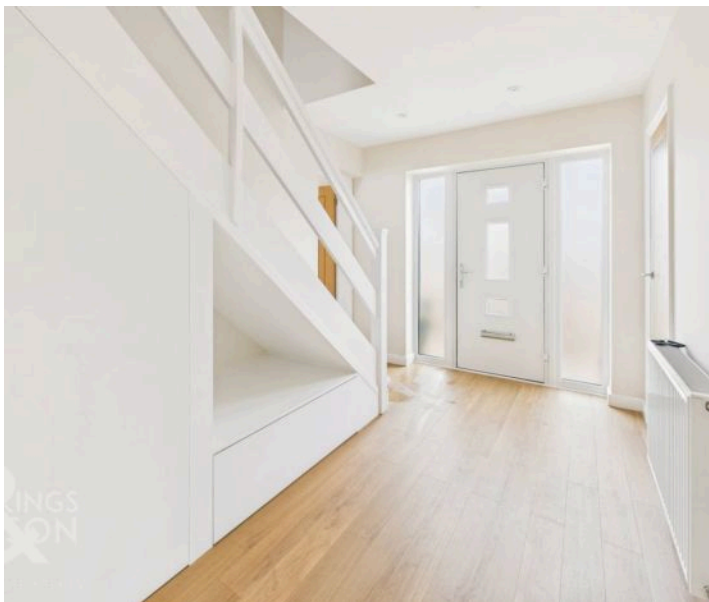
The Street, Surlingham - NR14 7AJ



The Street

Surlingham, Norwich

NO CHAIN. This FULLY UPDATED and MODERNISED family home offers over 1630 sq. ft (stms) of accommodation, perfect for CONTEMPORARY LIVING. A NEW ELECTRIC FUSE BOX and oil fired CENTRAL HEATING BOILER have been installed, ensuring the property is future proofed. The spacious interior boasts a 21' L-SHAPED SITTING/DINING ROOM complete with WOOD FLOORING, ideal for entertaining, and a remarkable 33' KITCHEN/BREAKFAST ROOM featuring BI-FOLDING DOORS that lead out to the landscaped gardens. The kitchen is NEWLY FITTED and includes an abundance of STORAGE, whilst sitting under VAULTED CEILING, creating a sense of space and light. Additionally, there is a convenient ground floor W.C and UTILITY ROOM - completed in a matching style. A GROUND FLOOR EN SUITE BEDROOM creates opportunities as a STUDY, whilst upstairs, the property presents FOUR FURTHER BEDROOMS - including the main EN SUITE BATHROOM, providing comfort and privacy.



The OUTSIDE SPACE is equally impressive, with LANDSCAPED GARDENS that include a large PATIO and mature planting. A DETACHED DOUBLE GARAGE and EV CHARGER with electric doors to front completes this exceptional package.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Fully Updated & Modernised Family Home
- Over 1630 Sq. ft (stms) of Accommodation
- 21' L-Shaped Sitting/Dining Room
- 33' Kitchen/Breakfast Room with Bi-Folding Doors & Vaulted Ceiling
- Ground Floor W.C & Utility Room
- Five Bedrooms with Two En Suites
- Landscaped Gardens with a Large Patio & Mature Planting

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 and approached via a sweeping shingle driveway, ample off road parking and turning space can be found, with access leading to the main property and adjacent detached double garage. With soffit under lighting and wall lighting enhancing the appeal on a darker night, the front gardens are laid to lawn with timber gates leading to the rear garden.

THE GRAND TOUR

Stepping inside the welcoming hall entrance offers a light and bright meet and greet space, with stairs rising to the first floor landing with bespoke built-in storage units under. Further cupboard space offers storage to the left hand side, whilst a ground floor WC is tucked away behind the stairs with a white two piece suite including storage under the sink. The main living space is fully open plan and formed in an L-shaped arrangement, with wood flooring flowing underfoot, providing ample space for soft furnishings and a dining table - with a front facing window and high level side window. The room remains light and bright whilst being fully open plan to the kitchen which runs across the full width of the property, with bi-folding doors giving a hint of the garden space beyond. The kitchen space sits under a vaulted ceiling with velux windows above and an extensive range of built-in storage units including space for a Range style cooker with an extractor fan above, and space for general white goods. A further door takes you to the rear garden, and also to a useful utility room - finished in a matching style and design, and housing the floor standing oil fired central heating boiler. Back from the hall entrance a ground floor bedroom or study space can be found with wood flooring flowing seamlessly from the hall, whilst enjoying an en-suite shower room with a newly fitted white three piece suite including storage under the hand-wash basin and the large walk-in shower cubicle housing a twin head thermostatically controlled rainfall shower with tiled splash-backs.

Heading upstairs the carpeted landing leads to the four bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The main bedroom enjoys a rear facing view across the garden whilst including a private en-suite shower room which has been newly fitted to include a white three piece suite with storage under the hand wash basin, a large walk in double shower cubicle with a thermostatically controlled twin head rainfall shower and heated towel rail. The remaining bedrooms have use of the family bathroom which is finished in a similar design and includes a tiled bath and separate shower cubicle, with a further twin head thermostatically controlled rainfall shower along with a heated towel rail.

FIND US

Postcode : NR14 7AJ

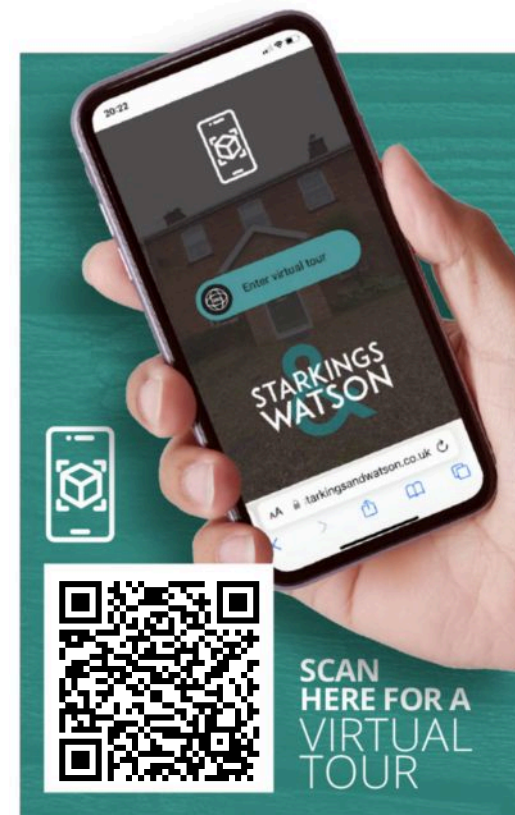
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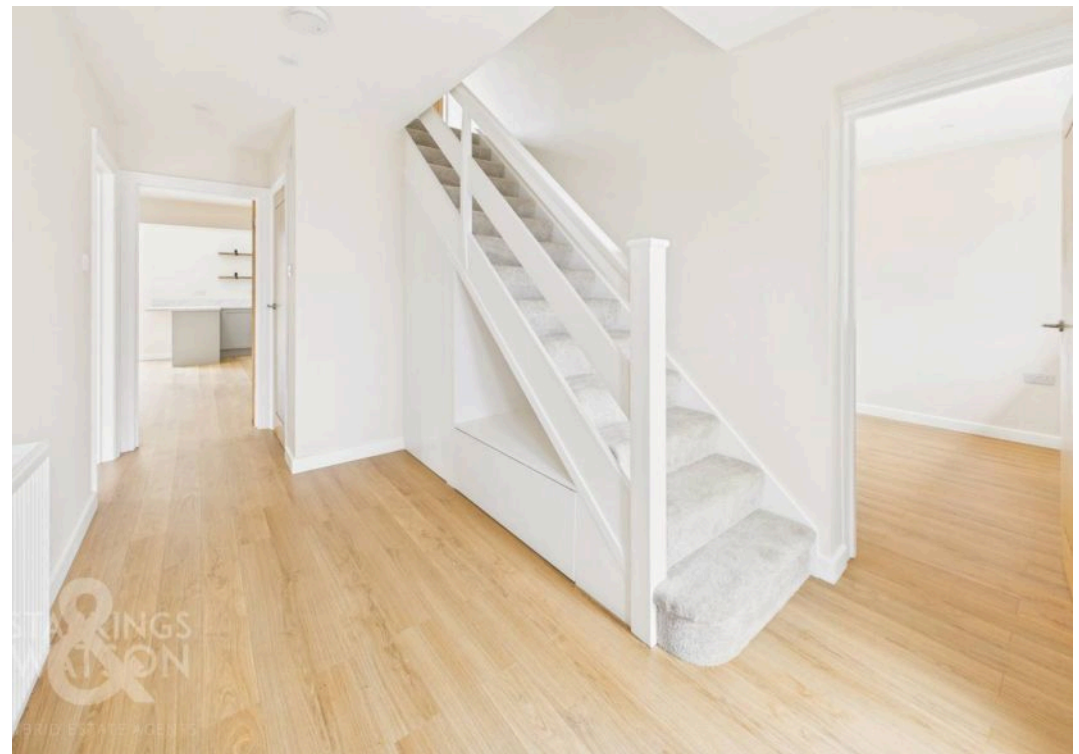
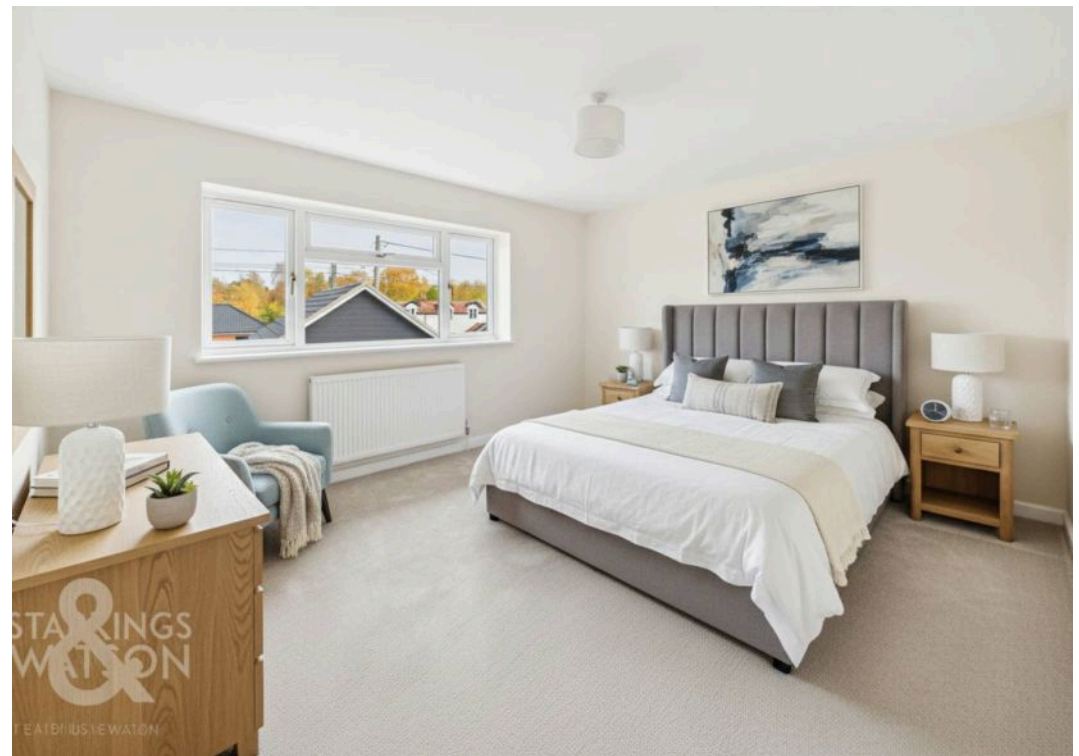
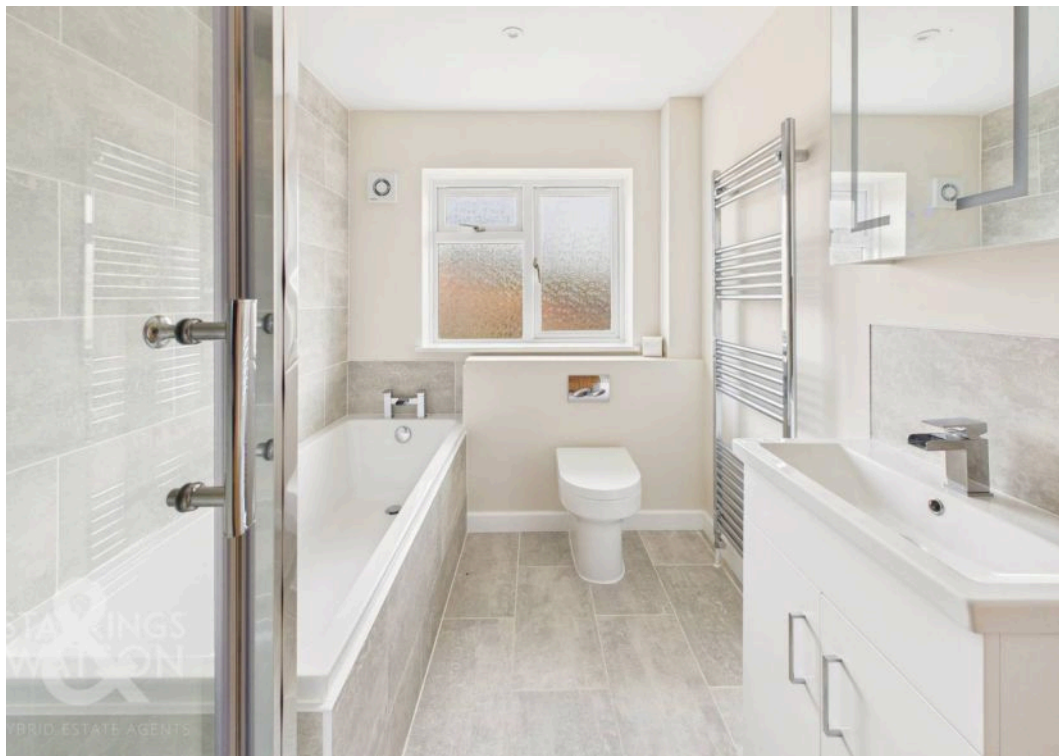
VIRTUAL TOUR

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

AGENTS NOTE

Some of the photographs utilise AI Staging to give you inspiration as to how the space could look.







GARDEN

THE GREAT OUTDOORS The south west facing rear garden has been fully landscaped to include a large lawned expanse, enclosed within timber panel fencing and mature hedging. The patio seating area extends from the kitchen bi-folding doors, set within a retaining timber sleeper wall, with gated access to the side of the property and front driveway, whilst various trees and shrubbery can be enjoyed throughout the garden. The double garage is accessed via two electric roller doors to front with ample storage above, power and lighting.

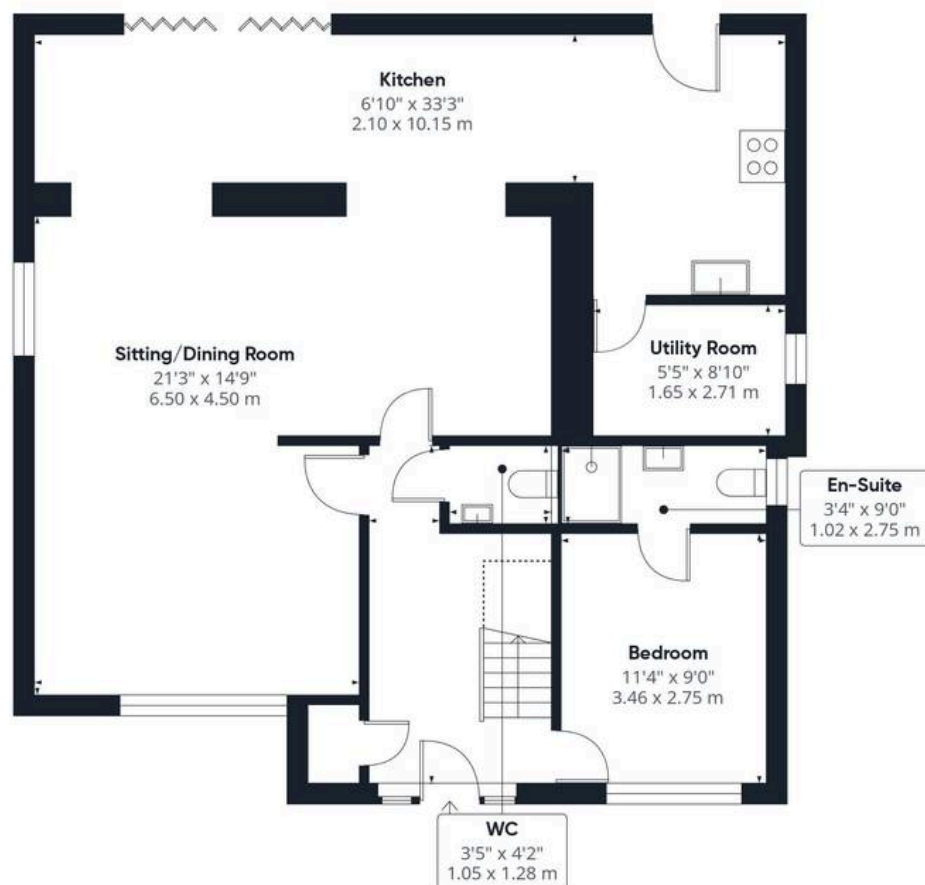
GARAGE

Double Garage

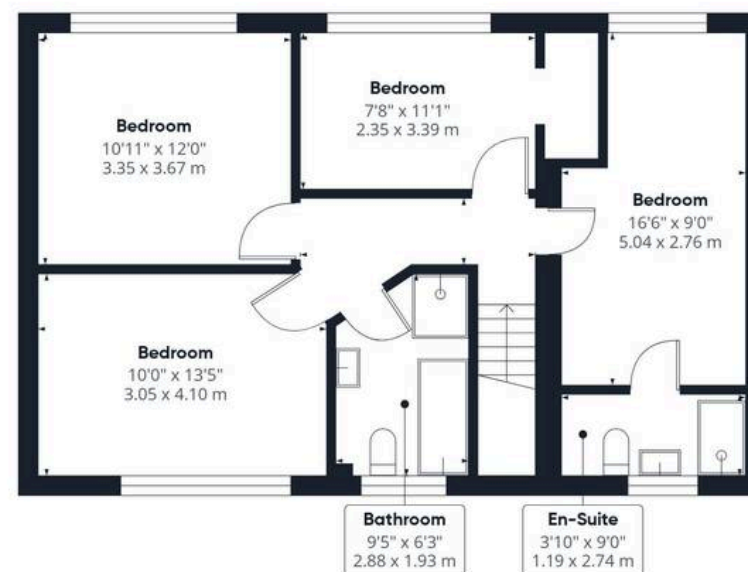
DRIVEWAY

4 Parking Spaces





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1632 ft²

151.8 m²

Reduced headroom

14 ft²

1.3 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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