



Woodrow Lane, Great Moulton - NR15 2DR



Woodrow Lane

Great Moulton, Norwich

This EXCEPTIONAL DETACHED FAMILY HOME enjoys a RURAL VILLAGE SETTING, offering approximately 2037 sq. ft (stms) of accommodation, within an expansive 1.23 ACRE PLOT (stms). As you step into the welcoming hall entrance, you are greeted by convenient STORAGE facilities and a well-appointed W.C. The 23' DUAL ASPECT SITTING ROOM features a CENTRAL WOOD BURNER, perfect for cosy evenings. The heart of the home lies in the 18' HIGH GLOSS KITCHEN, accompanied by a separate UTILITY ROOM and DINING ROOM, ideal for entertaining guests. The highlight of the property is the CONSERVATORY, which not only offers serene garden views but also showcases the EXTENSION POTENTIAL (subject to planning). The GALLERIED LANDING leads to FOUR GENEROUSLY SIZED DOUBLE BEDROOMS, complete with BUILT-IN WARDROBES, sitting alongside the FAMILY BATHROOM which includes a SHOWER. Finished with GREAT ECO CREDENTIALS, an AIR SOURCE HEATING system is installed, alongside replacement UPVC DOUBLE GLAZED windows, SOLAR PANELS and BATTERY STORAGE. Additionally, the property boasts ample parking and an INTEGRAL DOUBLE GARAGE with EV charging point. Step outside into THE GREAT OUTDOORS, where the expansive 1.23 acre plot (stms) truly shines.

The majority of the gardens are situated to the rear of the property, offering a peaceful retreat from the hustle and bustle of every-day life. A PATIO SEATING AREA, accessible from the kitchen and conservatory, provides the perfect spot to relax and enjoy the full vista of the lawned gardens beyond. As you wander further down the garden, a QUAIN SEATING AREA awaits on the right-hand side, surrounded by abundant plantings and hedging. The current vendors have even set up a space for chickens, making it a paradise for animal enthusiasts or green-fingered gardeners.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Approx. 2037 Sq. ft (stms) Detached Family Home
- Approx. 1.23 Acre Plot (stms)
- Welcoming Hall Entrance with Storage & W.C
- 23' Dual Aspect Sitting Room & Central Wood Burner
- 18' High Gloss Kitchen with Separate Utility Room & Dining Room
- Conservatory with Garden Views Highlights the Extension Potential (stp)
- Four Double Bedrooms with Built-In Wardrobes
- Ample Parking & Integral Double Garage

Great Moulton is a rural village situated between the market town of Diss and the well served village of Long Stratton. The village has Public House and is also served by a bus route to the Cathedral City of Norwich.



The nearby South Norfolk village of Long Stratton offers a wide range of day to day shopping facilities as well as primary and secondary schooling, doctors surgery, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss.

SETTING THE SCENE

Set back from the road and approached via a brick-weave driveway, tandem off road parking can be found with access leading to the integral double garage and EV car charger. Lawned gardens run both sides of the driveway with a variety of mature shrubbery and hedging, along with an open aspect leading to the rear garden.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring underfoot for ease of maintenance with stairs rising to the first floor landing. An array of useful built-in storage cupboards are included, with the main sitting room leading off. With dual aspect views to front and rear, the sitting room includes a feature fireplace housing a contemporary cast iron wood burner with a tiled hearth and brick surround. Fitted carpet runs through the space with a door taking you to the adjacent dining room opening up to the conservatory, extending the living space and finished with full height windows to side and rear. Tiled flooring can be found underfoot whilst French doors open up to the patio seating area. The dining room sits adjacent to the living space and kitchen, with wood flooring underfoot and rear facing garden views. The extensive range of high gloss storage units in the kitchen run around the two main walls with integrated appliances including an inset electric induction hob and built-in eye level electric fan oven and integrated microwave combination oven. Space is provided for general white goods including a fridge and wine cooler, whilst a window and door face out to the rear garden.

Flowing seamlessly back into the hall entrance, a further door takes you to the utility room with a sink unit built-in, space provided for further white goods including a fridge freezer, dishwasher, washing machine and tumble dryer, wood flooring underfoot, useful built-in storage shelving and a door taking you to the integral double garage. From the hall entrance a useful W.C can be found with a white two piece suite including useful built-in storage and attractive tile splashbacks.

Heading upstairs, the carpeted galleried landing includes a front facing window with ample space for bookshelves or a study area. Doors lead off to the four bedrooms - all of which include built-in wardrobes and storage, with fitted carpet underfoot in three of the bedrooms. The final double bedroom is finished with wood effect flooring whilst enjoying garden views to the rear. Completing the property is the family bathroom with its four piece suite including a large corner whirlpool bath with mixed shower tap, walk-in double shower cubicle and vanity sink unit with storage cupboard under and heated towel rail.

FIND US

Postcode : NR15 2DR

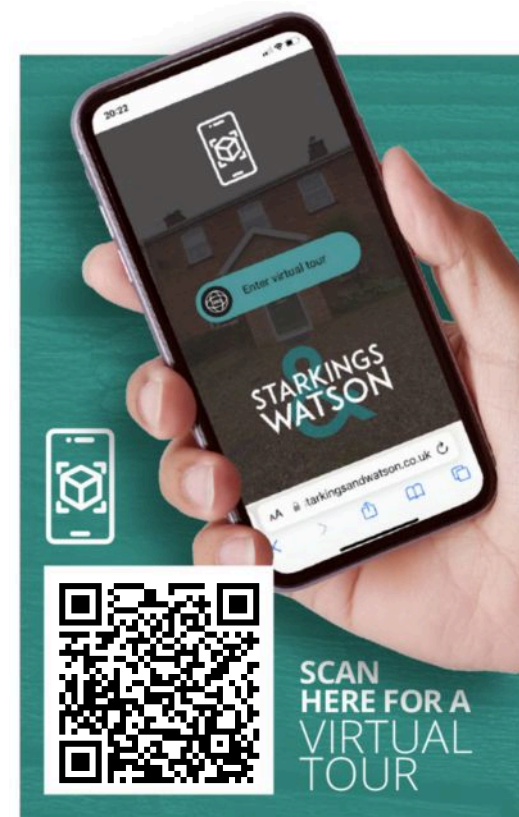
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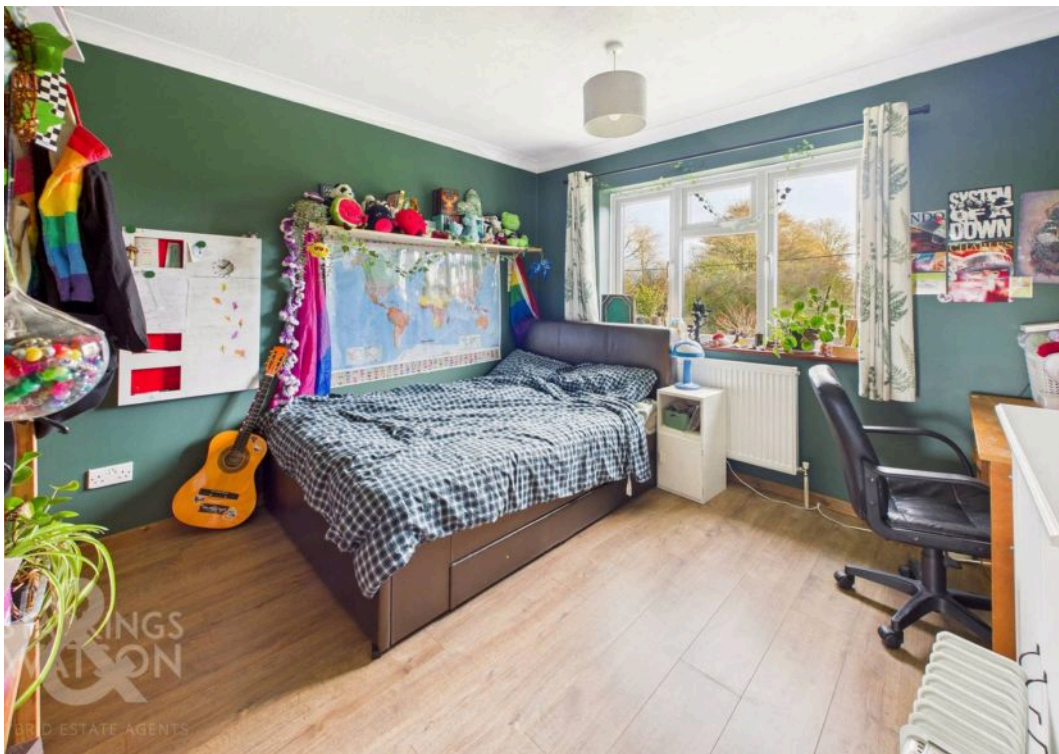
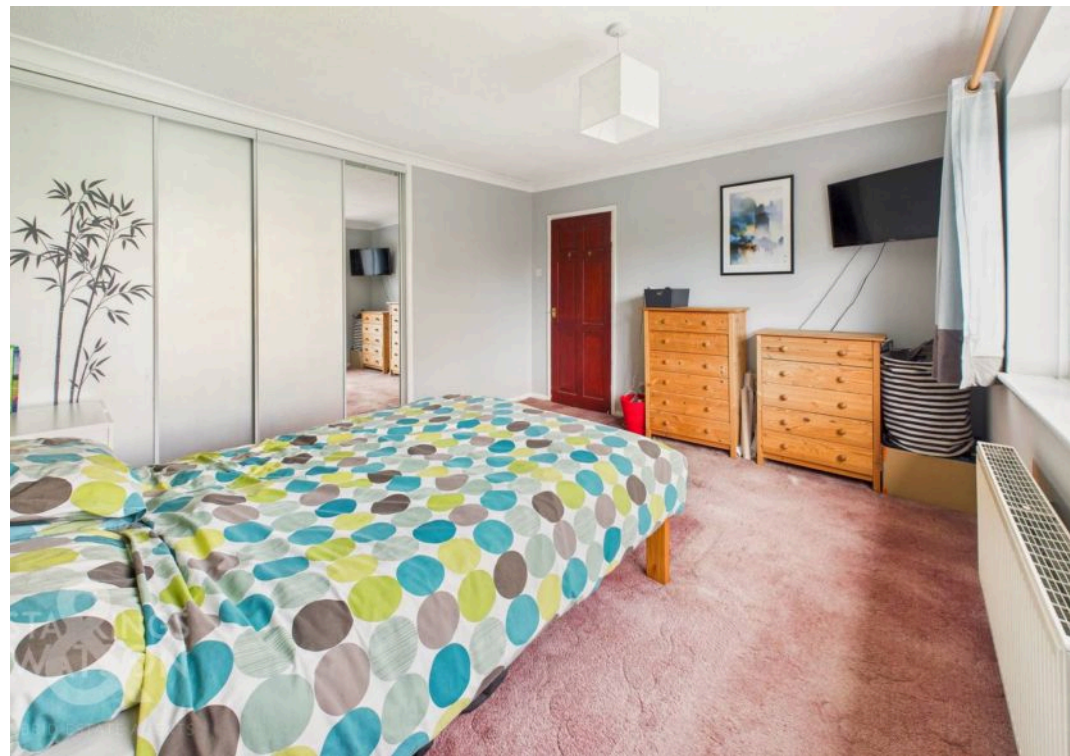
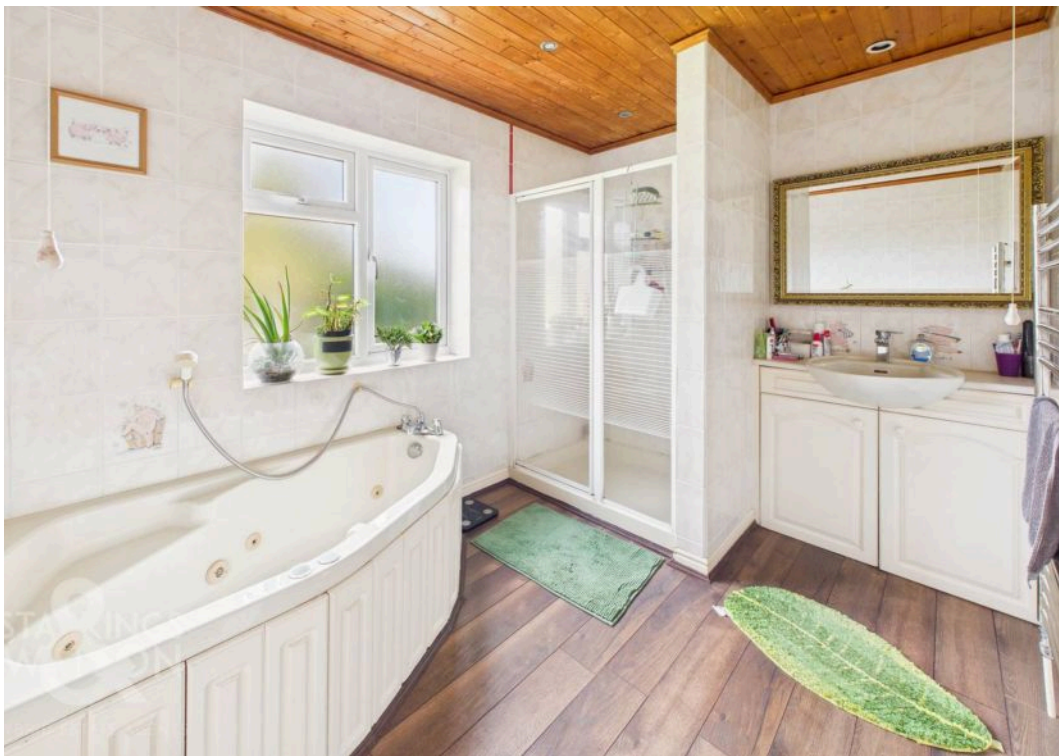
VIRTUAL TOUR

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

AGENTS NOTES

The property utilises access rights over the neighbouring properties driveway via a long standing verbal agreement (indemnity policy covers this (ask the Agent for further details). A mainline train link runs at the very far rear boundary.





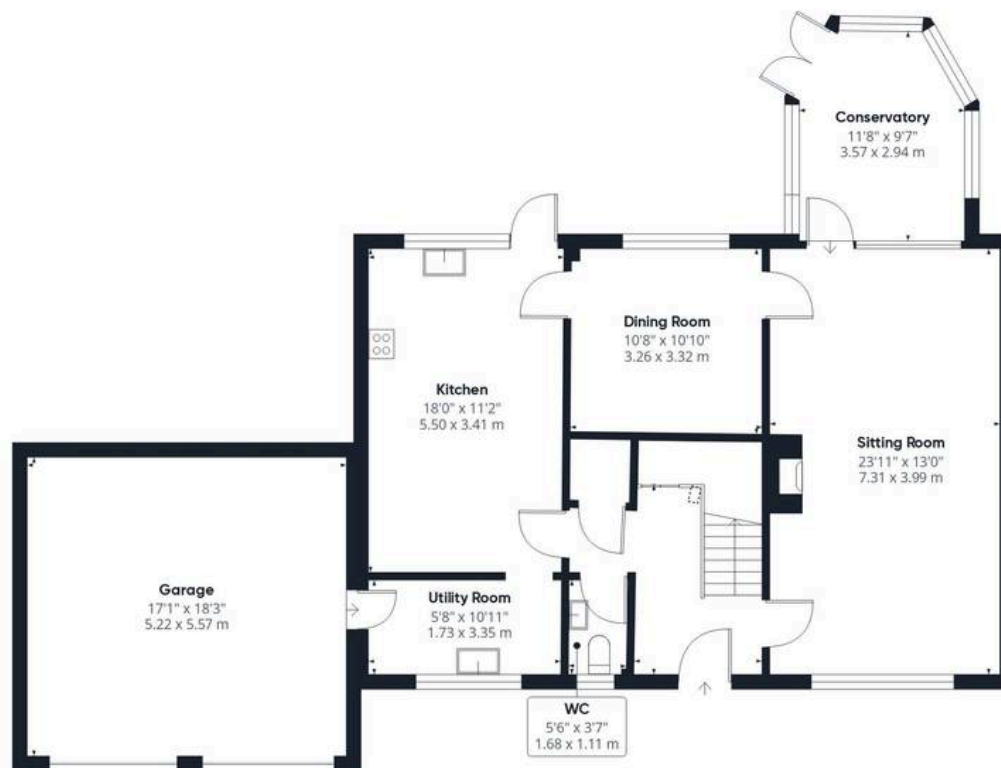


THE GREAT OUTDOORS

The property occupies an extensive 1.23 acre plot (stms), with the majority of the gardens found to the rear. From the kitchen and conservatory a patio seating area opens up, with a full vista of the lawned gardens beyond.

Heading down the garden a further seating area has been created on the right hand side, with an abundance of planting and hedging running either side of the gardens. The current vendors keep chickens, and there is ample space for a family, animal enthusiast or keen gardener. Running down the rear boundary, further storage can be found with large bespoke timber shed and wood store, whilst the garage sits integral and includes twin up and over doors to front, solar panel and battery controls, storage above, power and lighting.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

2037 ft²
189.3 m²

Reduced headroom

1 ft²
0.1 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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