

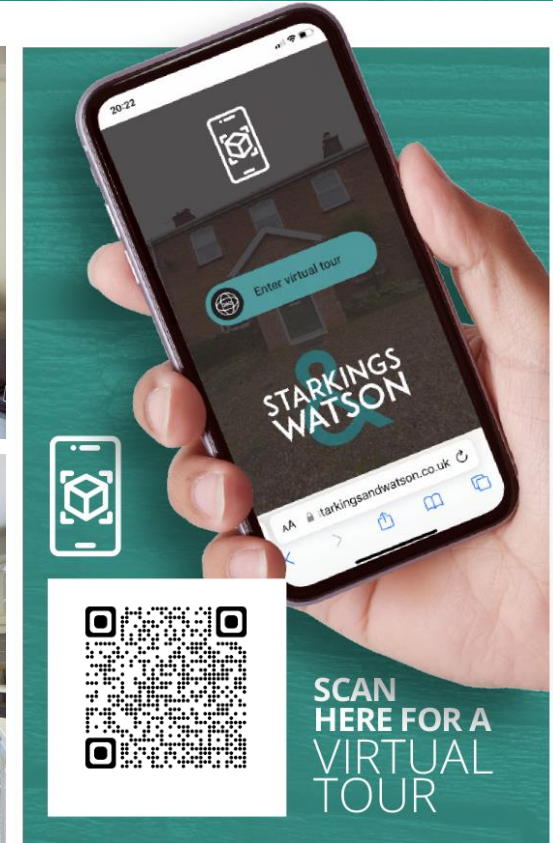
PANXWORTH ROAD

South Walsham, Norwich NR13 6DX

Freehold | Energy Efficiency Rating : E

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PROPERTY



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- Semi-Detached Character Home
- Large 0.69 Acre Plot with Field Views (stms)
- Flexible Layout with Annexe Potential (stp)
- Four Reception Rooms
- Kitchen/Breakfast Room
- Four Bedrooms Over Two Floors
- Bathroom & En Suite Shower Room
- Ample Parking

IN SUMMARY

This SIZEABLE semi-detached COTTAGE enjoys a NON-ESTATE SETTING backing onto fields, and a PLOT of approximately 0.69 ACRES (stms). Over 2100 Sq. ft (stms) of accommodation can be found internally, with SPACIOUS ROOMS, character features and a huge amount of FLEXIBILITY including ANNEXE POTENTIAL. Stepping inside the 12' hall entrance includes a FEATURE FIREPLACE and extends the living space, with door to a further inner hall which includes USEFUL STORAGE, whilst a door takes you to the 20' SITTING ROOM - with two feature fireplaces and a WOODBURNER. The accommodation continues with a home office, DINING ROOM and 13' KITCHEN - both sitting adjacent to each other. The inner hall separates a W.C and garden access, with the FAMILY ROOM leading to an EN SUITE BEDROOM - creating a self-contained annexe with its own entrance if needed. Upstairs a LARGE LANDING leads to three bedrooms and a family bathroom.

SETTING THE SCENE

The property is set back from the road and slightly elevated, creating a substantial shingle driveway which provides ample off road parking. Screened from the road by a mature hedge, part of the plot runs to the side

of the property, with roadside frontage. Gated access leads to the rear garden and a door to the hall entrance.

THE GRAND TOUR

Stepping inside, a large hallway greets you, with wood flooring and a window to front. Centred on an exposed brick fireplace, the stairs wrap around and lead up. A door takes you to the inner hall, and to the main sitting room. The main sitting room offers two feature brick built fireplaces, with one housing a cast iron woodburner. Three windows face to front providing excellent natural light, with wood flooring and a built-in storage cupboard. A further door leads to a home office which is tucked away for privacy. The kitchen and dining room sit to the rear of the property with garden views, with a door leading from the office into the dining room, with brick tiled flooring and French doors to rear. Double doors create an ideal flow into the kitchen, with ample storage, window to rear, and space for a Range style cooker. Tiled flooring runs under foot, with room for general white goods. The inner hall leads from the entrance hall and kitchen, where access leads to the garden, with a range of built-in storage and access to the useful W.C. The versatility of the property continues, where an annexe can be created using the remaining rooms. Currently used as a family/playroom, wood effect runs under foot, with window to front and French doors to rear. An adjacent double bedroom includes its own entrance door to the side, and an en suite shower room with tiled splash backs. Heading upstairs, the landing is a sizeable space with fitted carpet and a feature fireplace - ideal for an occasional guest bedroom or further study area. The four bedrooms lead off, all doubles in size, with fitted carpet, double glazing and countryside views. The last room is the family bathroom,



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a large family sized room, including a feature double ended bath sitting adjacent to exposed brick work, and separate shower.

THE GREAT OUTDOORS

Occupying a 0.69 acre plot (stms), there are two clear sections to the garden, including the main formal gardens and a separate plot to the side which includes a woodland feel. A patio stretches across the rear of the property, with a range of mature trees, hedging and planting. A pond sits in the middle, with the lawned gardens stepped. An area of shingle sits to the side, with an oil tank and timber built workshop. The side garden is laid to lawn with a range of trees and planting, including raised beds and access to running water which leads to South Walsham broad.

OUT & ABOUT

South Walsham is situated partly in the Broads national park and is some eight miles from the city of Norwich and two miles from the market town of Acle. The village covers 3,000 acres, has some 350 dwellings, a church, a nationally renowned water garden attraction, village hall, recreation ground, and an award winning primary school. It has two Broads, South Walsham Broad only a 5 minute walk away, a boatyard and a nature reserve.

FIND US

Postcode : NR13 6DX

What3Words : ///inventors.whips.seabirds

VIRTUAL TOUR

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

AGENTS NOTE

The property utilises a private septic tank. The land adjacent is included in the sale of the property but is held on a separate title deed.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

Approximate total area™

2103.18 ft²
195.39 m²

Reduced headroom

15.87 ft²
1.47 m²

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