



Broadland Views Burnt House Road, Cantley - NR13 3QH



Broadland Views Burnt House Road

Cantley, Norwich

With some 2093 Sq. ft (stms) of accommodation this DETACHED FAMILY HOME was built in the 2000's and enjoys PANORAMIC FIELD VIEWS to the rear, with a DOUBLE GARAGE and ample parking. Various upgrades have been completed over the years, with NEW WINDOWS in 2021, boarding of the loft and upgrading of insulation, along with a replacement boiler in 2016. The LAWNED GARDENS wrap around the property, with huge potential to landscape the exterior. The GRAND HALL ENTRANCE and galleried landing creates the ideal entrance for family and friends, with the accommodation comprising a W.C, 22' SITTING ROOM, 11' separate DINING ROOM and STUDY. The KITCHEN has been RE-FITTED using Howden Units whilst making use of its DUAL ASPECT windows, creating a LIGHT and BRIGHT INTERIOR including SOLID WOOD WORK SURFACES and a CENTRAL ISLAND. With a SUITE of INTEGRATED APPLIANCES, the utility room sits adjacent with space for LAUNDRY APPLIANCES. Upstairs, FOUR DOUBLE BEDROOMS lead off the landing, with two housing Sharps BUILT-IN WARDROBES, and two with EN SUITES. The EN SUITES and FAMILY BATHROOM include a range of STORAGE and TILING.

Council Tax band: E

Tenure: Freehold



- Tucked Away Private Setting
- Large Family Home of 2093 Sq. ft (stms)
- Field Views to Rear
- Two Reception Rooms & Study
- Kitchen/Breakfast Room with Utility
- Four Spacious Bedrooms
- W.C, Two En Suites & Bathroom
- Wrap Around Lawned Gardens

Cantley sits to the East of the City of Norwich, with the village being tucked away in the Norfolk Countryside but located within only four miles of both Acle and Brundall. The village itself offers a small range of amenities including a railway station, local public houses and restaurants and a Primary School. Being close to both Acle and Brundall means there is easy access to a variety of local shops, surgeries and of course the leisure activities associated with the Norfolk Broads.

SETTING THE SCENE

Sitting at the end of the Private driveway, low level wrought iron fencing and double gates open up to a shingled driveway and turning area, with access to the main property, adjoining double garage and gated rear garden.



THE GRAND TOUR

As you step inside, a large hall entrance with recessed barrier mat and wood effect flooring runs through the space, with stairs rising to the first floor landing and a built-in storage cupboard below. A further built in cloaks cupboard can be found to one side with access leading to all of the ground floor living spaces. On your right hand side, the triple aspect sitting room with panoramic field views can be found with a feature fireplace and inset Aarow multi fuel stove, with fitted carpet and sliding patio doors open to the rear garden where the field views can be enjoyed beyond. Bespoke radiator covers and display cabinets have been built with remote controlled lighting and USB charging sockets. The dining room sits adjacent offering potential to open plan into the next door kitchen if required, with further field views and fitted carpet underfoot. The kitchen offers extensive built-in cupboard space with dual aspect windows ensuring a light and bright feel with solid wood work surfaces and a ceramic sink and drainer unit. The central island forms a breakfast bar with further storage whilst cooking appliances include an inset electric induction hob, built-in eye level electric oven and built-in eye level microwave combination oven. Further appliances include an integrated dishwasher, fridge and freezer, whilst the adjacent utility room is the ideal laundry space with room for a washing machine and tumble dryer. Further storage can be found within the utility room along with a floor standing oil fired central heating boiler and a door taking you to the outside. The ground floor study is currently fully fitted as a craft room or home office space with huge potential as a further living or bedroom space if required, with the adjacent ground floor cloakroom located next door with a white two piece suite.

Heading upstairs, the galleried landing offers field views to front and a built-in airing cupboard with doors taking you to the four bedrooms. The first front facing bedroom is a double bedroom in size with twin built in double wardrobes and storage shelving. The second front facing bedroom also includes a built-in double wardrobe. The larger of the rear facing bedrooms

includes extensive solid wood built-in bedroom furniture and bedside cabinets, with an ensuite shower room comprising a double shower cubicle with tiled splash backs and storage under the hand wash basin. The guest bedroom also includes a range of built-in bedroom furniture with field views and an en-suite bathroom with a shower over the bath and tiled splash-backs. Completing the property is the family bathroom which includes a bath and shower with further storage under the hand wash basin, tiled walls and a heated towel rail.

AGENT NOTE

The property includes a water softener. An intruder alarm was installed in 2023.

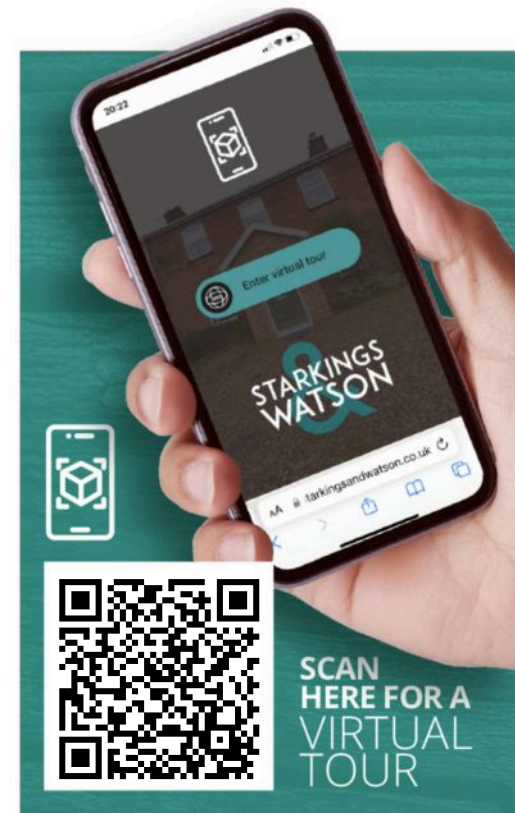
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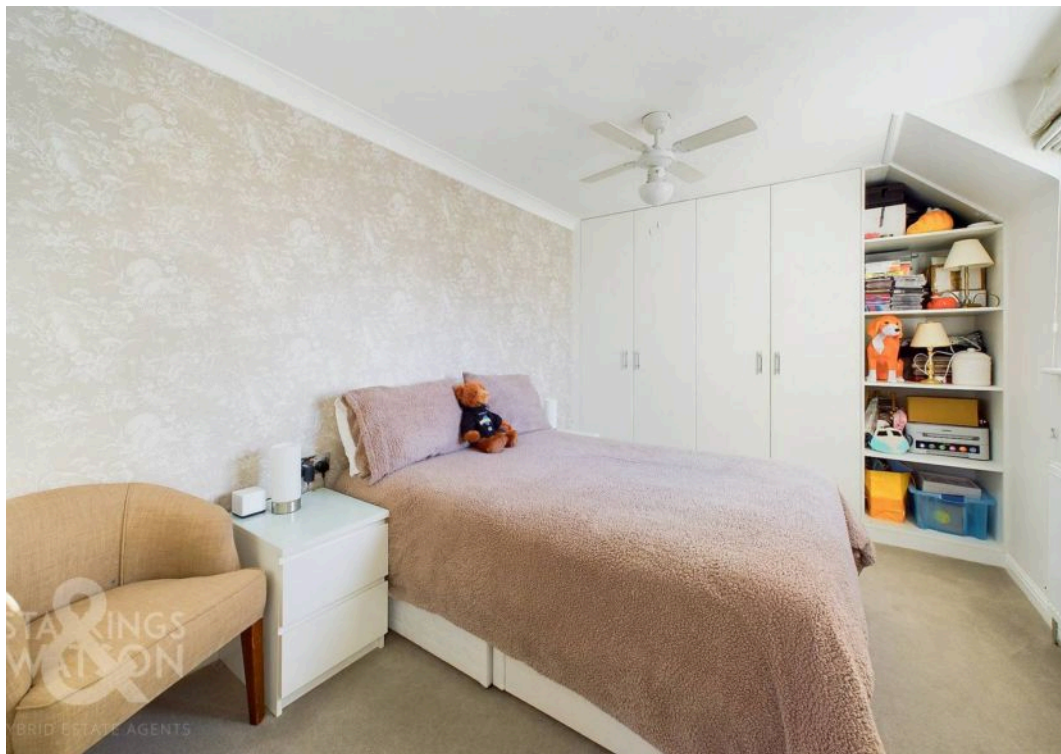
Postcode : NR13 3QH

What3Words : ///modules.creatures.harshest

VIRTUAL TOUR

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



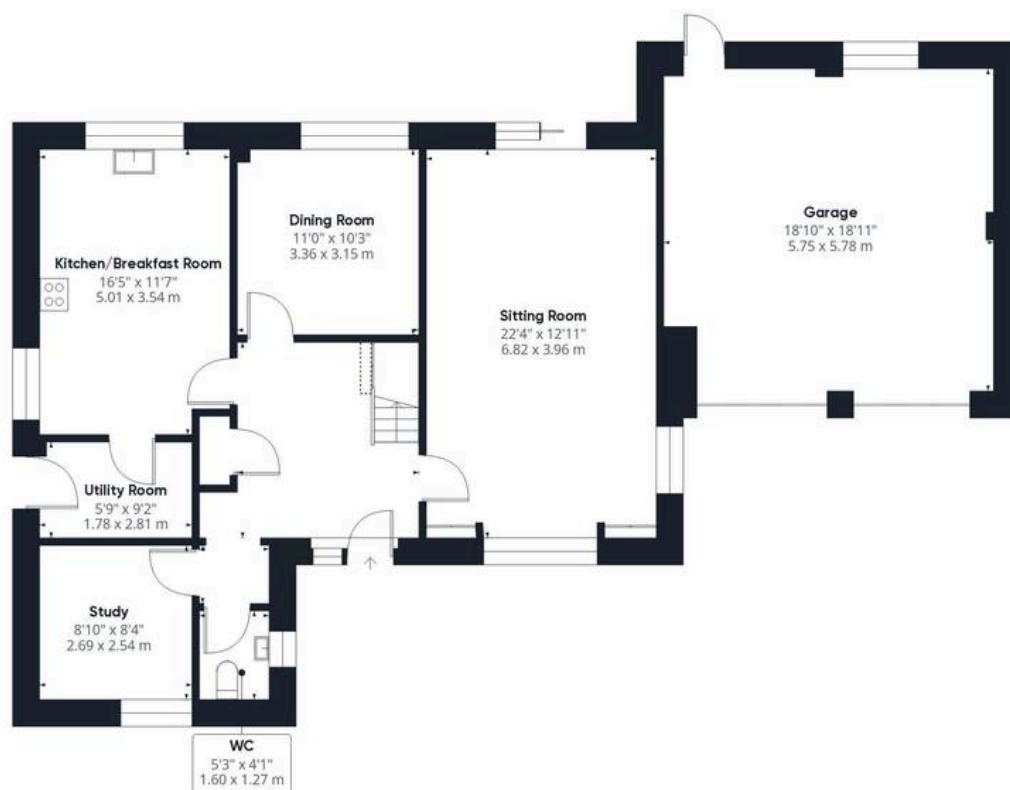




THE GREAT OUTDOORS

The outside includes wrap-around lawned gardens with your view focused on the low level rear fence where panoramic field views and views across the village church can be enjoyed. The garden offers huge potential for further landscaping with a brick-weave patio seating area leading from the sitting room patio doors, whilst access also leads to the integral garage. The double garage features dusk to dawn lighting at front, including twin up and over doors to front, storage above, window and door to rear, electric fuse box, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2093.14 ft²

194.46 m²

Reduced headroom

1.4 ft²

0.13 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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