



Chapel Loke, Salhouse - NR13 6RA



Chapel Loke

Salhouse, Norwich

Having been FULLY UPDATED and MODERNISED, this 1748 Sq. ft (stms) detached CHALET STYLE HOME includes a SELF CONTAINED LUXURY ONE BEDROOM ANNEXE, whilst enjoying GROUNDS of some 0.30 ACRES (stms). Ample parking and TWO SUBSTANTIAL OUTBUILDINGS allow for STUDIO or HOME OFFICE space, whilst the potential to re-open the internal access to the ANNEXE could be an option. The accommodation comprises a PORCH and HALL ENTRANCE with wood block flooring and ATTRACTIVE OAK WOOD DOORS, leading to the 13' BAY FRONTED SITTING ROOM which is centred on a feature wood burner. The KITCHEN/DINING ROOM has been refreshed and extends to 15' with ample STORAGE and room for a dining table. A W.C leads off the hall, with a CONSERVATORY extending the living space, and a MULTI-PURPOSE LAUNDRY/STUDY ROOM providing various uses. Upstairs, TWO DOUBLE BEDROOMS with VELUX WINDOWS lead off the landing, both enjoying NEWLY FITTED EN SUITES. The main bedroom includes an EN SUITE SHOWER ROOM with AQUA BOARD SPLASH BACKS and a WALK-IN WARDROBE/dressing room. The SELF CONTAINED ANNEXE can be entered via the GATED REAR DRIVEWAY, where a 27' OPEN PLAN SITTING/DINING and KITCHEN space can be found. EXTENSIVE STORAGE and INTEGRATED APPLIANCES can be found within the kitchen, whilst a DOUBLE BEDROOM leads off, with a LUXURY SHOWER ROOM which includes laundry space.



- Fully Updated & Modernised Chalet with Annexe
- Approx. 0.30 Acre Plot (stms)
- Over 1748 Sq. ft (stms)
- Fully Re-wired & Re-plumbed with Extensive Upgrades
- 13' Sitting Room with Wood Burner
- 15' Kitchen/Dining Room
- Two Double Bedrooms in Main Property
- Self Contained One Bedroom Luxury Annexe

Salhouse is situated East of Norwich, set between Rackheath and Blofield. Local amenities include a primary school, village and post office. The City of Norwich offers a wide range of shopping, leisure and cultural facilities as well as a main line railway station serving London Liverpool Street and an international airport. Villages within close proximity include Brundall and Acle which both offer further amenities including doctors and pharmacists, whilst benefiting from excellent transport links both by road and rail.

SETTING THE SCENE

Occupying an elevated position, a brick-weave shared driveway leads to the main front parking area and further gated rear parking area which is open plan to the garden. Ample space can be found to front with mature hedging and shrubbery offering a high degree of privacy. The gardens wrap around to the side of the bungalow in an open plan fashion. To the rear of the property, double timber gates open to a further parking area which is useful for the rear workshop, studio space and annexe if requiring separation of accommodation.



THE GRAND TOUR

Stepping inside the main property, the porch entrance greets you including tiled flooring for ease of maintenance and attractive wood panelling, with room for coats and shoes. A further door takes you to the main hall entrance with wood block flooring underfoot and a new array of solid oak wood doors leading to the main living accommodation. Stairs to your right lead to the first floor landing, with a neutral decor and smooth plastered ceilings. To the left hand side the formal sitting room can be found centred on a feature fireplace with a tiled hearth and inset cast iron wood burner, with dual aspect windows to front and side including a walk-in bay window to enjoy the attractive garden views. Continued woodblock flooring runs underfoot with ample space for soft furnishings. The adjacent kitchen has been refreshed and remodelled and includes extensive storage with integrated cooking appliances and space for general white goods. Views can be enjoyed across the rear garden with ample space for a dining table and a further door taking you to the adjacent conservatory which extends the living accommodation. An ideal boot room or sun lounge, the conservatory is finished with tiled flooring with windows facing to front, side and rear, along with doors to front and rear for ease of access. On the ground floor a multi purpose study and laundry room can be found with built-in work surfaces and room for general laundry appliances, with wood flooring underfoot and a window to rear. Tucked under the stairs is a newly fitted cloakroom with a white two piece suite including storage under the hand wash basin and further wood effect flooring.

Heading upstairs a range of built-in storage can be found on the landing with doors taking you to the two en suite bedrooms. The guest bedroom sits to your right, complete with a velux window to front and side, with built in eaves storage access and fitted carpet underfoot. A newly fitted en suite leads off with attractive tiling, useful storage under the hand wash basin and a mixer shower over the bath. The main bedroom sits adjacent with velux windows to rear, along with a useful walk-in dressing room or wardrobe space. A contemporary white three piece en suite shower room leads off with a walk-in double shower cubicle with aqua board splash-backs, heated towel rail and storage under the hand wash basin.

With potential to incorporate the annexe within the main property, at present a self contained access to the rear of the property leads into the main open plan annexe kitchen and sitting room with wood effect flooring running underfoot, windows to front, side and rear. This light and bright room offers a large kitchen area with extensive storage including integrated cooking appliances, with an inset electric ceramic hob and built-in eye level electric double oven, with a useful walk-in pantry cupboard to one corner, along with an integrated fridge freezer and dishwasher, with room for soft furnishings and a dining table. Leading off is a double bedroom with wood block flooring and a window to rear. The potential to create or reopen the access to the main property via the hall entrance exists, with a door already leading to a private en suite shower room. The newly fitted white three piece suite includes extensive storage, walk-in double shower cubicle with aqua board splash-backs and electric shower, heated towel rail and laundry area with built-in work surface and space for a washing machine.

FIND US

Postcode : NR13 6RA

What3Words : ///lemons.lightbulb.second

VIRTUAL TOUR

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

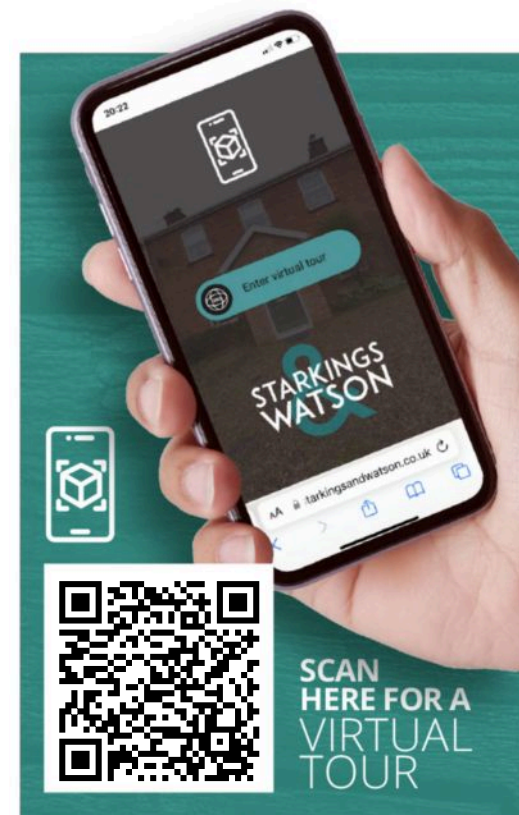
AGENTS NOTES

The property and annexe share all services.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E







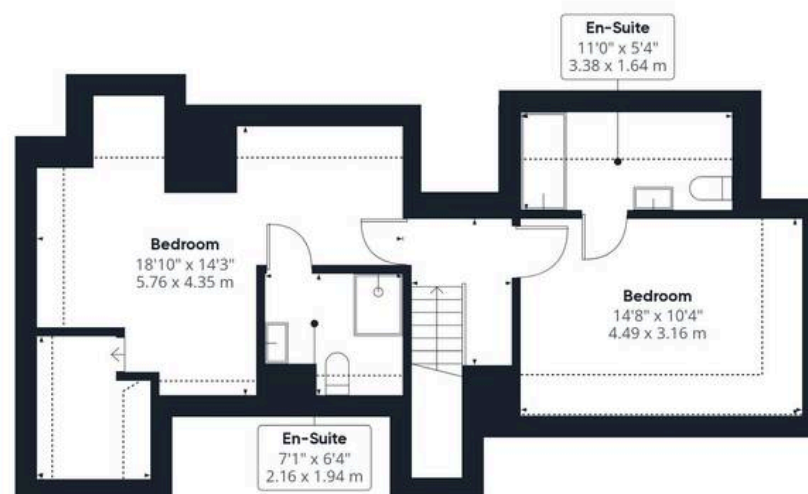
THE GREAT OUTDOORS

Occupying a 0.30 acre plot (stms), the gardens wrap around the bungalow, with lawned expanses to side and rear. Various planting and shrubbery can be found throughout the garden, with timber fenced and hedge boundaries offering privacy and seclusion. Planted borders and various trees offer interest, with a post and rail fence onto the field beyond. A timber built summer house is used as a gym, which would also make an ideal studio. A large hobby room is constructed to the opposite side of the garden, with power and lighting - ideal as a home office or entertaining space.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1748.06 ft²

162.4 m²

Reduced headroom

141.87 ft²

13.18 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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