



Boat Dyke Road, Upton - NR13 6BG



## Boat Dyke Road

Upton, Norwich

This PRETTY detached CHARACTER COTTAGE offers a WARM and INVITING INTERIOR, whilst enjoying a SIZEABLE REAR GARDEN which is laid to lawn. Off road parking can be found to front, with further parking available on road. Situated in the HEART of the VILLAGE, the local shop and pub are minutes away, as are various walks across the Norfolk Broads. Stepping inside, a PORCH ENTRANCE offers storage, with the main sitting room focused on an OPEN FIRE. A second reception room creates the ideal STUDY or SNUG ROOM with wood flooring under foot. The KITCHEN is fully fitted and turnkey, having been EXTENDED SEAMLESSLY into the adjacent GARDEN ROOM with tiled flooring running through the space. THREE BEDROOMS can be found off the split level GALLERIED LANDING, with the FAMILY BATHROOM being located downstairs - complete with a SHOWER over the bath and attractive tiling.

Council Tax band: C

Tenure: Freehold

- Broads Based Rural Village Setting
- Pretty Detached Cottage with Parking
- Sitting Room with Open Fire
- Study/Snug Room
- Open Plan Kitchen & Garden Room
- Three Bedrooms
- Ground Floor Bathroom with Shower
- Sizeable Enclosed Garden

The Broadland Village of Upton is located East of the Cathedral City of Norwich, and provides excellent transport links via the A47 and by rail at the nearby village of Acle. Upton is pleasantly situated with a village shop and community owned pub, between South Walsham and Acle which have an abundance of amenities including Village Shops, Post Office, Schools, Dentist and Public Houses

#### SETTING THE SCENE

With an attractive and intriguing facade, this painted cottage sits behind a low level front brick wall with lawned gardens and driveway to the side of the property. Gated access leads to the rear with covered parking and a footpath taking you to the main entrance.



## THE GRAND TOUR

Stepping inside, the porch entrance is finished with tiled flooring for ease of maintenance, with useful built-in shelving for shoe storage and a door taking you into the main living space. Centred on a feature decorative fireplace with an inset open fire and brick tiled hearth, this warm and inviting room is finished with fitted carpet, with doors taking you to the inner hall and second reception room. Whether used as a snug or study, this light and bright reception space offers wood flooring underfoot and a window to front. The inner hallway provides access to the first floor landing with a useful built-in storage cupboard under, with a door to take you to the kitchen and the ground floor bathroom. Finished with a white three piece suite, this modernised room offers attractive tiling and a shaped panelled bath with electric shower and glazed shower screen with tiled flooring underfoot, window to rear and the oil fired central heating boiler to one side. The kitchen offers an open plan feel to the adjacent garden room, creating a large light and bright open plan reception and living space with the kitchen offering a range of storage units with space for an electric cooker, and inset ceramic butler sink. Space is provided for general white goods with tiled flooring running underfoot, where the garden room section of the room allows for soft furnishings and space for a dining table. French doors lead onto the rear patio whilst windows face to the side and rear. Heading upstairs, the carpeted landing offers a galleried feel and split level stairs to the two front bedrooms, with all three leading off with stripped wood flooring underfoot, and double glazing installed. The third bedroom includes a useful built-in cupboard with a window facing to rear, with the other two facing to the front with potential for built in wardrobes or freestanding units.

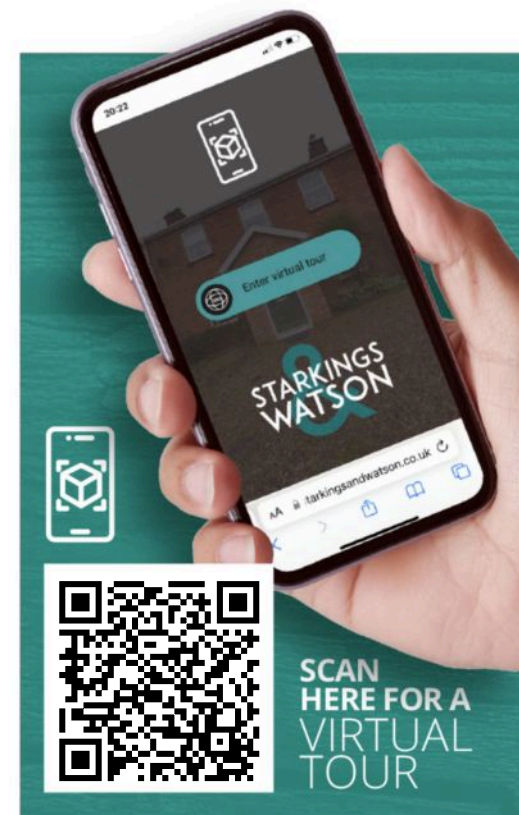
## FIND US

Postcode : NR13 6BG

What3Words : ///postcard.wiser.splinters

## VIRTUAL TOUR

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





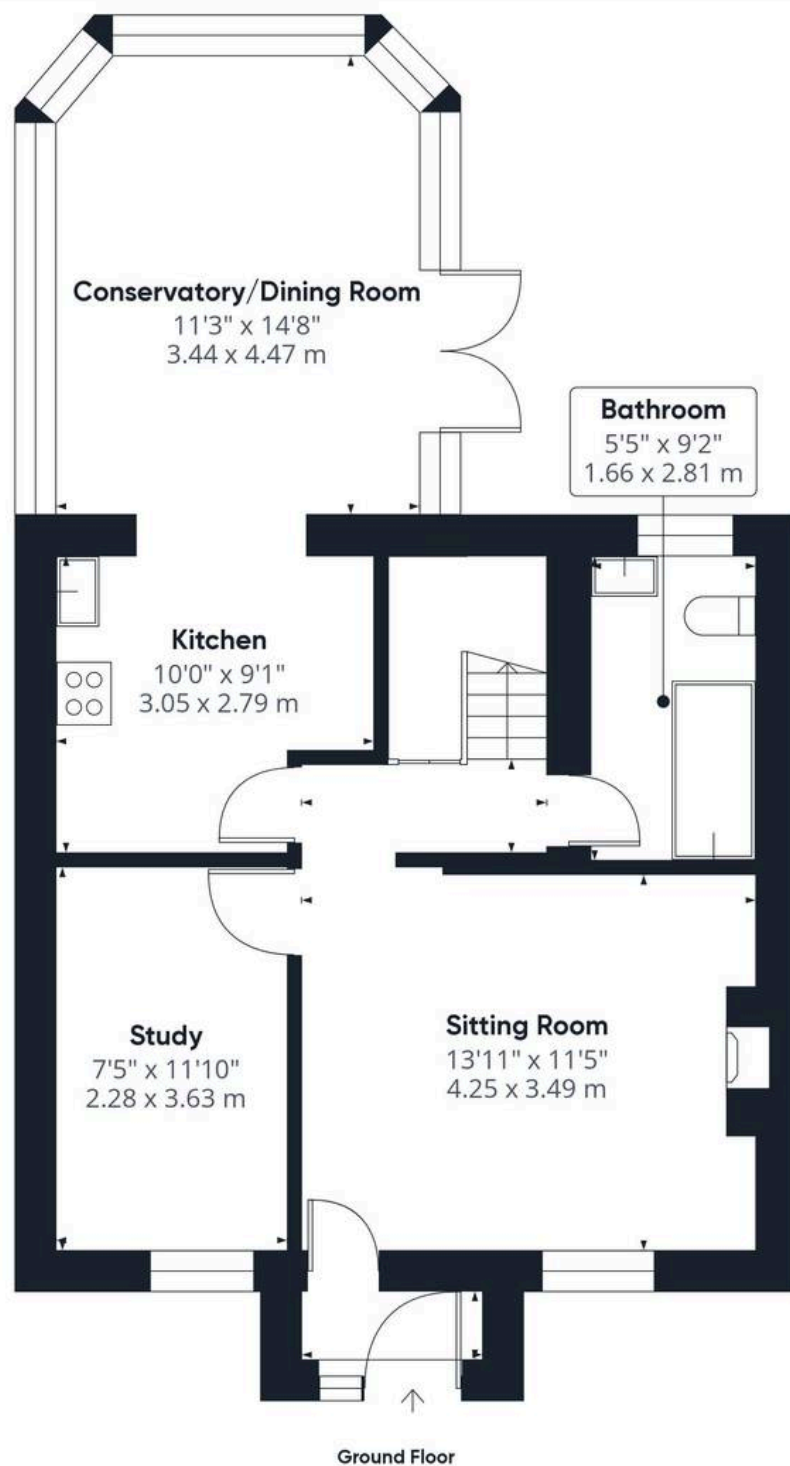


## THE GREAT OUTDOORS

A sizeable rear garden is fully enclosed with timber panel fencing whilst being laid to lawn and including a variety of storage within three timber built sheds. A range of planting and shrubbery can be found, with a patio area leading from the conservatory French doors, with access to the oil tank and gated side access.

## Car port





**Approximate total area<sup>(1)</sup>**  
983.94 ft<sup>2</sup>  
91.41 m<sup>2</sup>

(1) Excluding balconies and terraces

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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.