



Mill Lane, Witton - NR13 5DS





## Office Mill Lane

Witton, Norwich

NO CHAIN. This remarkable DETACHED HOUSE presents a rare opportunity for prospective buyers to enjoy a PRIVATE SETTING with a recently UPDATED and MODERNISED interior on a large plot, boasting ample parking and a single garage, sitting adjacent to the A47. Extensive works include a NEW KITCHEN and BATHROOM, with a new DECOR and REPLACEMENT FLOORING and wood work. The interior is a perfect blend of contemporary style and comfort, featuring a spacious sitting room providing a versatile and inviting space for family gatherings and entertaining, with a feature fireplace, whilst the GARDEN ROOM enjoys a CHARACTER FILLED SPACE including EXPOSED BRICK WORK and impressive BI-FOLDING DOORS that flood the space with natural light. The heart of the home lies in the KITCHEN and adjacent DINING ROOM -all newly fitted, complete with OAK WOOD WORK SURFACES and presented in IMMACUALTE CONDITION. A ground floor W.C, study/BEDROOM and UTILITY ROOM complete the property. Step outside and discover the enchanting SOUTH FACING PRIVATE GARDENS, a PRIVATE retreat where you can unwind and enjoy the beauty of nature at its best. The south-facing orientation ensures a sun-soaked sanctuary, perfect for enjoying lazy summer days or hosting garden parties.



Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Recently Updated & Modernised
- Detached Family Home with Large Plot
- Ample Parking & Single Garage
- Sitting Room with Bi-Folding Doors
- Kitchen, Dining Room & Family Room
- 4/5 Bedrooms
- South Facing Private Gardens

The semi-rural village of Witton is located between Postwick and Brundall. Postwick offers excellent access via the new Postwick Hub, onto the A11 and Broadland Northway (NDR). Brundall offers a wider range of amenities including shop and Public Houses, along with great transport via Bus and Rail.

#### SETTING THE SCENE

Tucked away at the end of the cul-de-sac located adjacent to the A47, a brick pillar entrance with a five bar gate leads to the main driveway and turning space. Perfect for a large family or those that love to entertain, the front driveway offers an attractive brick walled frontage with a raised retaining wall enclosing planted borders with access leading to the adjacent garage, gated rear garden and main entrance door.



## THE GRAND TOUR

Once inside, the hall entrance is finished with wood flooring underfoot, with stairs rising to the first floor landing and useful storage cupboard below. The ideal meet and greet space providing access to the ground floor living space and kitchen beyond, leading off the hall entrance a useful ground floor W.C doubles as an ideal cloakroom with space for coats and shoes, including attractive pamment tiled flooring underfoot and a window to side with a clean and crisp white decor. A ground floor bedroom or study space enjoys French doors onto the garden, front facing window and wood flooring underfoot. The main sitting room is centred on a cast iron woodburner to one corner with French doors and a window to rear, whilst being finished with wood flooring underfoot. The dining hall enjoys a warm and inviting feel with wood flooring underfoot and twin double glazed windows to the side. Located adjacent is the kitchen which has been newly fitted with a range of wall and base level units and solid wood work surfaces. Space is provided for a gas fired range style cooker with integrated appliances including a dishwasher and fridge freezer, with wood flooring underfoot and a window facing to side. The adjacent utility room offers space for laundry appliances and the oil fired central heating boiler with a further range of storage and work surfaces. Completing the property is the garden room which sits under a vaulted ceiling with exposed timber beams exposed brickwork and a full width run of bi-folding doors onto the south facing patio and garden. Wood flooring runs underfoot for ease of maintenance creating a warm and inviting feel throughout the winter and summer months.

Heading upstairs, the carpeted landing includes a built-in storage cupboard with doors taking you to the three double bedrooms - two of which include built-in storage. The main bedroom sits to one side with fitted carpet underfoot and a door taking you to a private en suite shower room which is presented in excellent condition with tiled splashbacks, thermostatically controlled twin head rainfall shower and wood flooring underfoot. Completing the property is the family bathroom which has been re-fitted to include a white four piece suite with storage under the hand wash basin, spacious walk-in shower cubicle, large feature tiled bath with mixer shower tap complete with attractive tiling and a heater towel rail.

## FIND US

Postcode : NR13 5DS

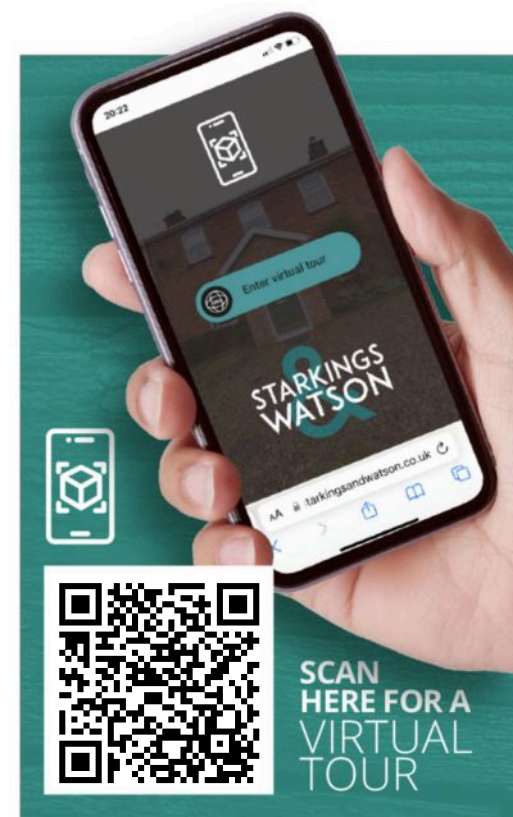
What3Words : ///tuned.chairs.frosted

## VIRTUAL TOUR

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

## AGENTS NOTES

The property uses a septic tank for drainage, and is located next to the A47.







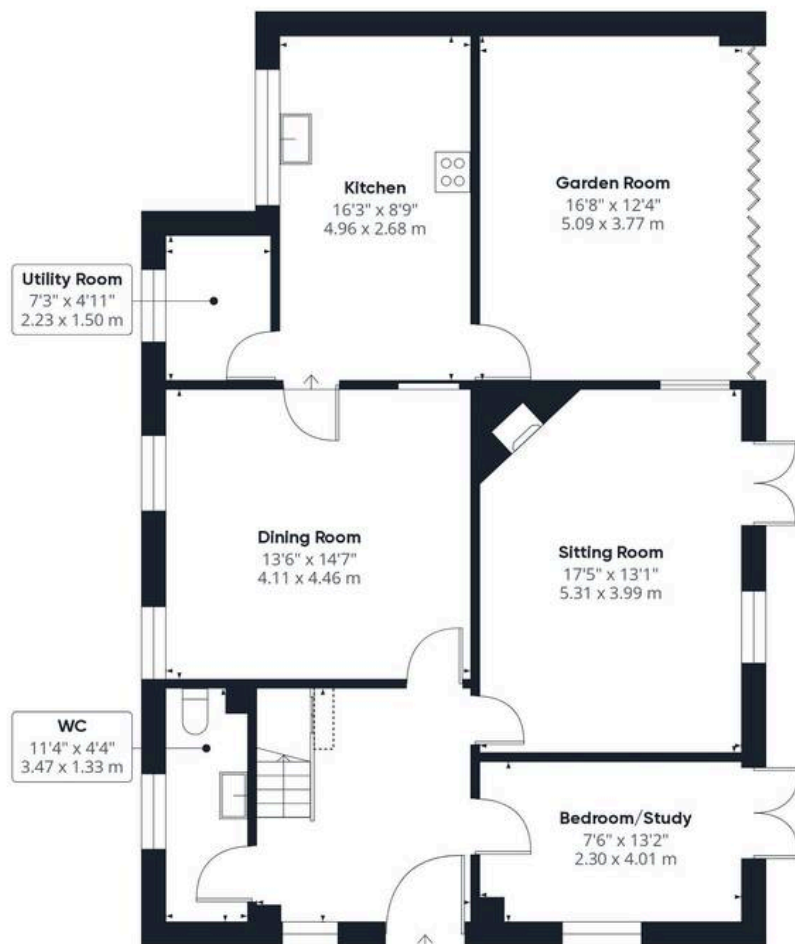




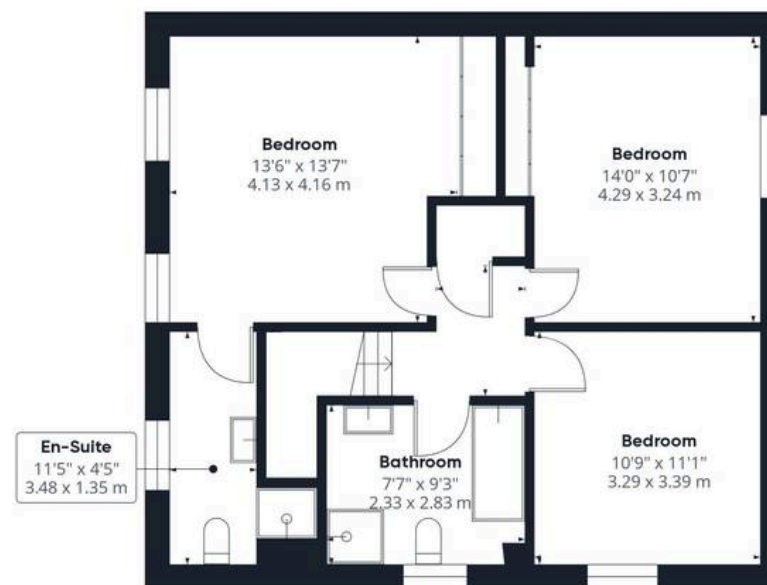
## THE GREAT OUTDOORS

The gardens sit to the side of the property leading from the bi-folding doors in the garden room, including a large sweeping patio with steps taking you to the main lawn garden. Enclosed with timber panel fencing and a range of planting, this private and secluded garden offers huge potential as the garden starts to mature whilst taking in the south sun. Located to the rear of the property, a functional storage area with a timber shed can be found, with access to the rear where further areas of lawn and raised planting can be found with gated access taking you to the driveway.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1708.89 ft<sup>2</sup>

158.76 m<sup>2</sup>

**Reduced headroom**

2.26 ft<sup>2</sup>

0.21 m<sup>2</sup>

(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.

**GIRAFFE 360**





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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 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.