



Church Road, Cantley - NR13 3SL



Church Road

Cantley, Norwich

NO CHAIN. Presenting this stunning MODERN DETACHED CHALET STYLE HOME, offering approximately 1820 Sq. ft (stms) of LUXURIOUS LIVING SPACE. Ideal for FAMILY LIVING or ANNEXE STYLE CO-LIVING, step into a world of ELEGANCE with AIR SOURCE UNDER FLOOR HEATING DOWNSTAIRS, a 19' SITTING ROOM complemented by an OPEN PLAN GARDEN - flooded with NATURAL LIGHT through the rear facing GLAZED GABLE END - perfect for relaxation. The property boasts a versatile layout with the ability to OPEN PLAN the LIVING SPACES with BI-FOLDING DOORS already in situ, ideal for entertaining guests. The heart of the home features a SPACIOUS 19' KITCHEN/DINING ROOM, a separate utility room, OUR SPACIOUS BEDROOMS. two LUXURY EN SUITES, and a family bathroom. Enjoy the tranquillity of the PRIVATE WELL STOCKED GARDEN, creating a sanctuary to unwind and appreciate the beauty of nature. A picturesque garden awaits, adorned with mature planting and shrubbery, spread across a lush lawn. Ample PARKING can be found to front, with an INTEGRAL SINGLE GARAGE.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Modern Detached Chalet Style Home
- Approx. 1820 Sq. ft (stms)
- 19' Sitting Room with Open Plan Garden Room
- 19' Kitchen/Dining Room
- Four Spacious Bedrooms
- Two Luxury En Suites & Family Bathroom
- Private Well Stocked Gardens

The Broadland Village of Cantley is located East of the Cathedral City of Norwich and is tucked away in the Norfolk Countryside but located within only four miles of both Acle and Brundall. The village itself offers a 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

The property is approached via a block paved driveway offering parking for several vehicles with access leading to the integral garage, gated rear garden and an entrance door. Various hedging encloses the front and side boundaries whilst the property occupies a tucked away setting and a short walk to the village train station and public transport links directly into Norwich, Cambridge and London.



THE GRAND TOUR

Heading inside, the long hall entrance leads to the ground floor bedrooms and living space, complete with tiled flooring underfoot and underfloor heating. An integral door also takes you to the garage which includes further conversion potential subject to planning. Following up the hallway the first room on your right is a ground floor double bedroom complete with fitted carpet and underfloor heating, and a front facing double glazed window sitting next door. A twin room or useful study can be found complete in a matching style with a family bathroom sitting opposite. The bathroom is fully fitted with a modern white three piece suite including useful storage under the hand wash basin, a shaped panelled bath with a thermostatically controlled shower and contrasting tiled splash-backs with a built-in double airing cupboard and heated towel rail. At the far end of the hallway a further built-in double storage cupboard and stairs rise to the first floor landing. The utility room is tucked away to your right hand side having a range of built-in storage with tiled splash-backs around the work surface and space for a washing machine whilst the door takes you to the outside. The main sitting room enjoys a light and bright aspect with garden views, complete with fitted carpet and underfloor heating underfoot. An open plan aspect leads to the adjacent garden room and sliding bi-folding doors to the adjacent kitchen. The garden room extends the living space with full height windows to side and rear offering a further light and bright living space with French door leading to the patio area and tiled flooring underfoot with underfloor heating. The kitchen/dining room when fully open creates a fantastic open plan living space ideal for family living and entertaining. Storage is provided in a u-shaped arrangement of wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in eye level electric double oven, tiled splash backs run around the work surface, with space for general white goods including a fridge freezer whilst the dishwasher is integrated and built-in. Ample room is provided for a dining table, with a further door taking you back into the hall entrance.

Heading upstairs, the carpeted landing includes a useful study space with eaves storage and a velux window to the side, with doors leading off to the first floor bedroom accommodation. To your right the main double bedroom with a porthole window and feature velux windows can be found to the front of the property, with eaves storage and a built-in double wardrobe included. A private ensuite leads off with a high quality white three piece suite including a low level W.C with a hidden cistern, storage under the hand wash basin and a walk-in shower cubicle with a thermostatic controlled shower, heated towel rail, tiled splash-backs and flooring. The other double bedroom sits to the rear of the property enjoying garden views with further eaves storage access and a door taking you to an ensuite completed in a matching style - with a low level WC with hidden cistern, hand wash basin with storage under, walk-in shower cubicle with a thermostatically controlled shower, built-in eaves storage access, heated towel rail, tiled splash-backs and flooring.

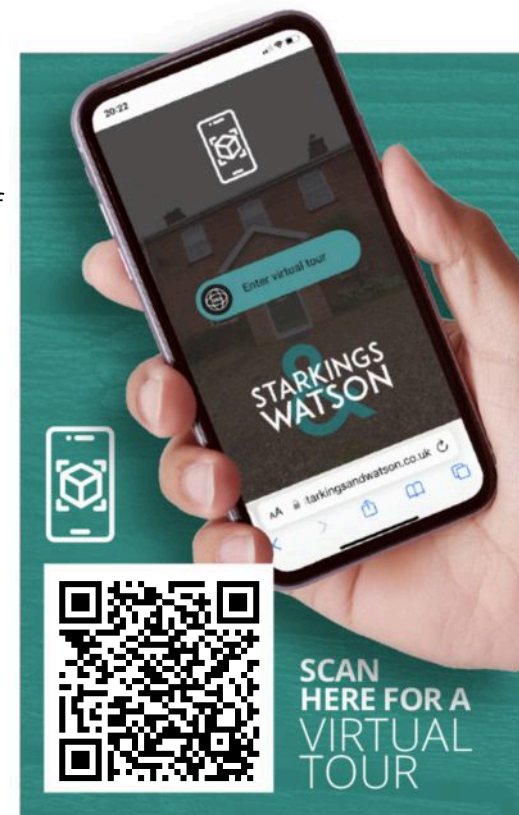
FIND US

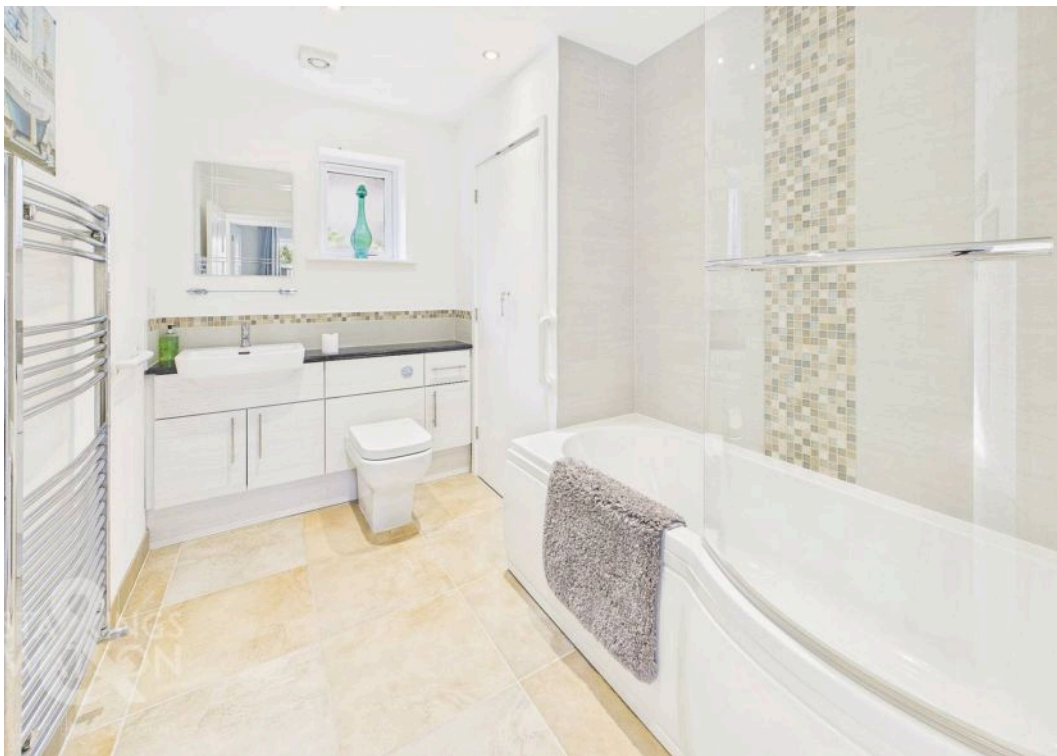
Postcode : NR13 3SL

What3Words : ///simulates.steam.opposing

VIRTUAL TOUR

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







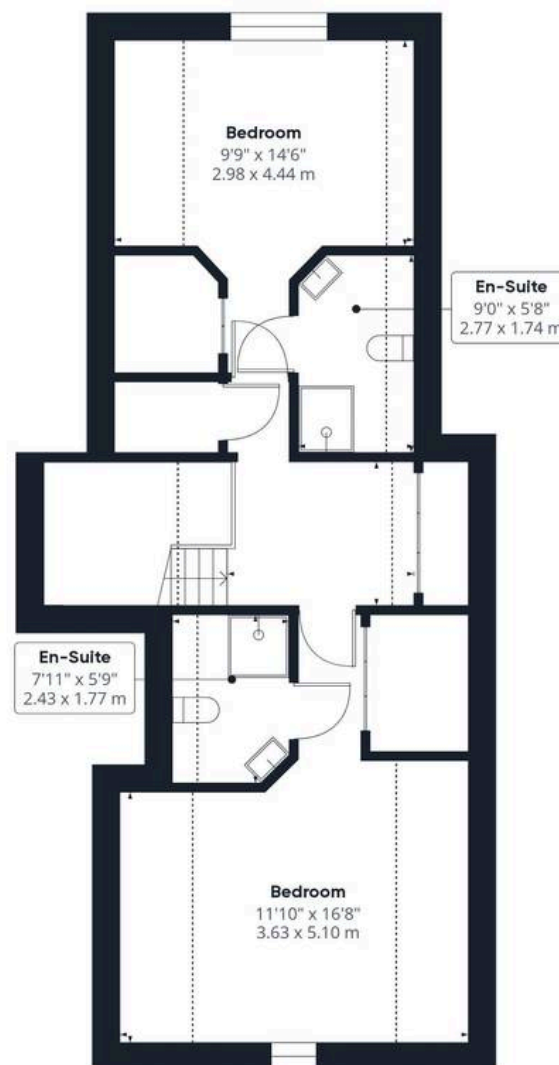
THE GREAT OUTDOORS

Offering a wonderful array of mature planting and shrubbery whilst being mainly laid to lawn, a large patio area extends from the garden room French doors, with the garden enclosed with a range of mature shrubbery, hedging and timber panel fencing. The garden includes an abundance of maturing trees, also including various secondary seating areas towards the end of the garden. The makings of a fantastic garden are already in place for a keen gardener to tame and improve on. The side access gate leads to the front drive, where the integral garage is accessed via an electric roller door to front, with an internal door, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1820.19 ft²

169.1 m²

Reduced headroom

158.18 ft²

14.7 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



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

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.