



The Street, South Walsham - NR13 6AH

**STARKINGS
& WATSON**

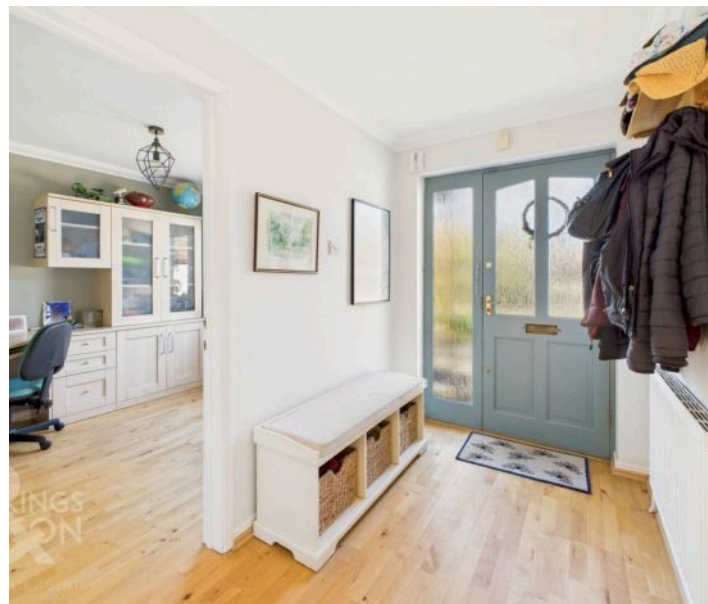
HYBRID ESTATE AGENTS



The Street

South Walsham, Norwich

NO CHAIN. Step into LUXURY LIVING with this EXCEPTIONAL DETACHED HOUSE, boasting over 2030 sq. ft (stms) of IMMACULATE ACCOMMODATION. Revel in the UNIQUE and VERSATILE SPLIT LEVEL LAYOUT that sets this property apart, with a striking 25' OPEN PLAN KITCHEN/DINING ROOM featuring a STYLISH ISLAND with a BREAKFAST BAR and a full suite of INTEGRATED kitchen APPLIANCES, complete with an OPEN PLAN GARDEN ROOM sitting under a VAULTED CEILING - perfect for relaxing and enjoying the garden view. The property also boasts a cosy SITTING ROOM, snug with a free standing OIL HEATER and study. A separate W.C and UTILITY ROOM complete the main living accommodation. Upstairs, FOUR BEDROOMS await over two levels, including the 18' MAIN BEDROOM with TWIN REAR facing WINDOWS, complemented by a PRIVATE EN SUITE BATHROOM - complete with an array of storage, and a further family bathroom including a SHOWER CUBICLE. Ample parking and a TANDEM GARAGE can be found to the front, whilst THE GREAT OUTDOORS offer a private, fully enclosed lawned garden - adorned with an extensive array of mature planting.



Embrace a lifestyle of SOPHISTICATION and TRANQUILITY with this property's serene outdoor space that promises relaxation and entertainment possibilities aplenty.

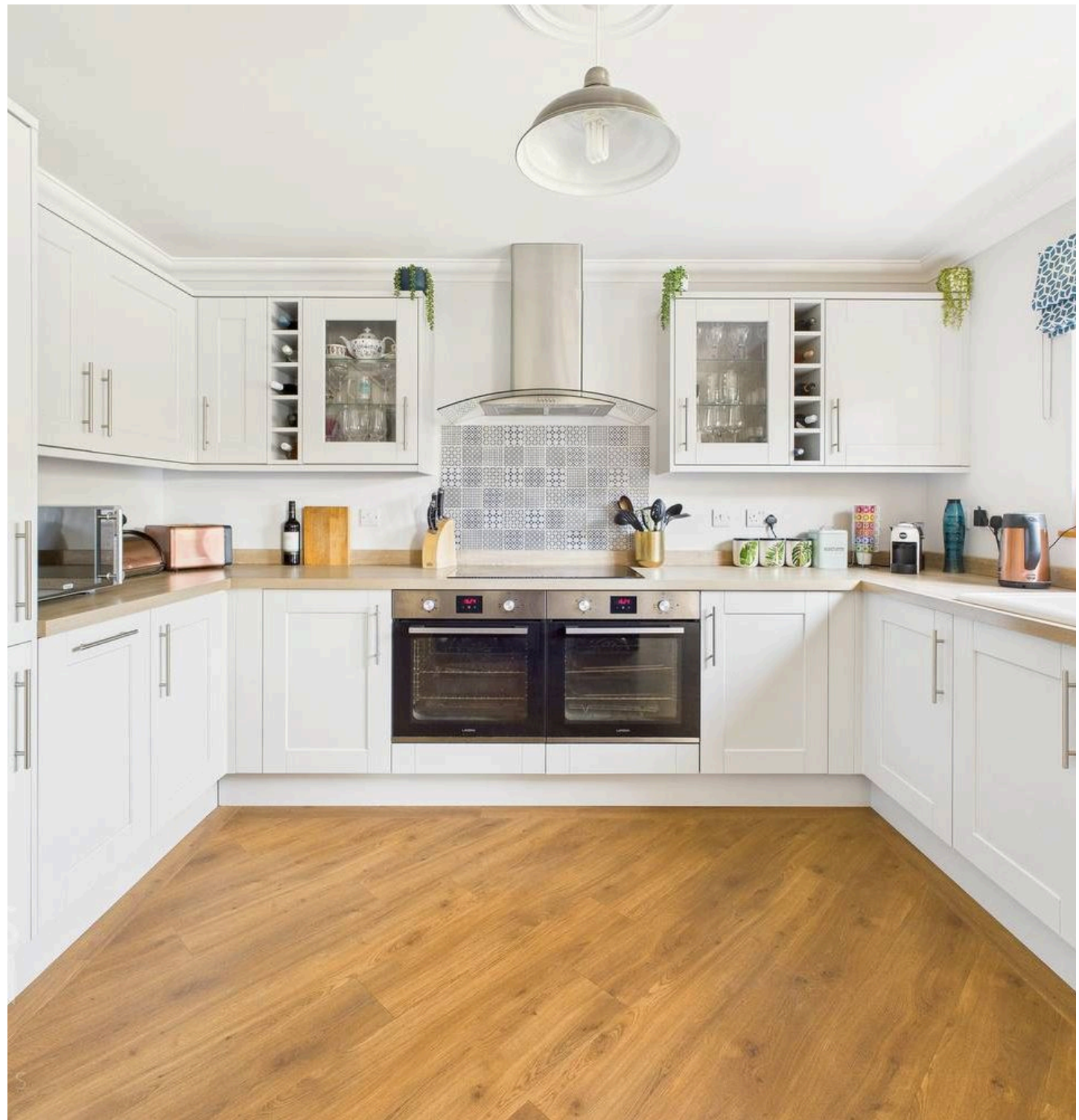
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Over 2030 Sq. ft (stms) of Accommodation
- Unique & Versatile Split Level Layout
- 25' Open Plan Kitchen/Dining Room with Island
- Sitting Room, Snug, Study & Garden Room
- Four Bedrooms including 18' Main Bedroom
- W.C, En Suite & Family Bathroom
- Private Gardens with Non-Overlooked Rear Aspect

South Walsham is situated partly in the Broads national park and is some eight miles from the city of Norwich and two miles from the market town of Acle. The village covers 3,000 acres, has some 350 dwellings, pubs with restaurants, a post office/stores, a church, a nationally renowned water garden attraction, village hall, recreation ground, and an award winning primary school. It has two broads, South Walsham Broad only a 5 minute walk away, a boatyard and a nature reserve.



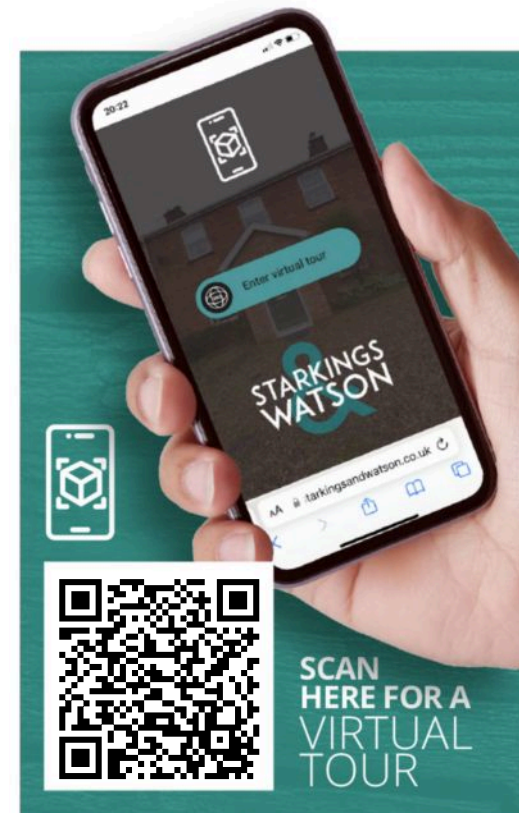
SETTING THE SCENE

Set back from the road and approached via a shared shingle driveway serving only two properties, ample space is provided for parking and turning, with access into the main property and adjoining tandem garage.

THE GRAND TOUR

Upon entering, you are greeted by a welcoming hall entrance with wood flooring underfoot and stairs rising both down and up to the accommodation which is split level and arranged over two floors and four sections. The entry level as you step inside provides access to everyday reception space along with a useful built-in storage cupboard to one side. To your right hand side, the front facing study enjoys views across the front driveway and garden, with ample space for a desk and fitted furniture, with wood flooring flowing underfoot. The adjacent snug/family room offers a versatile living space with a side facing window enjoying the sun in the afternoon, with wood flooring underfoot for ease of maintenance. The formal sitting room sits opposite with a feature cast iron wood burner set in front of a tiled surround, with herringbone style wood effect flooring underfoot creating an attractive finish. A useful W.C can be found adjacent with a white two piece suite and tiled splash-backs, along with a further utility room which offers useful built-in storage with space for laundry appliances and a door taking you to the adjoining garage. Heading down the stairs you step into a useful hall area which offers storage or further study space, with a door taking you to the open plan kitchen, dining and family space - stretching across the rear of the property with views across the garden. This fantastic sized room offers a newly fitted range of wall and base level units, with twin built-in electric ovens and an inset electric ceramic hob with tiled splash-backs and extractor fan above. A central island creates a breakfast bar with further storage and integrated appliances including a fridge freezer and dishwasher. There is ample space for a dining table or soft furnishings, with a feature fireplace to one side, with an opening taking you to the garden room beyond. The garden room at present offers space for a dining table with an attractive vaulted ceiling and velux windows, along with a fully glazed gable end offering views across the garden with triple aspect views from the garden room. French doors lead out to the patio area whilst tiled flooring can be found underfoot.

Heading to the top floor, heading up a flight of stairs from the hall entrance, the main bedroom can be found with twin uPVC double glazed windows offering views across the garden and fields beyond. This sizeable room offers fitted carpet underfoot and built-in wardrobes to one side, with space for further freestanding units and soft furnishings. A private ensuite bathroom leads off with a white three piece suite including a hand wash basin set within a vanity unit with built-in storage cupboards below and above with a thermostatically controlled shower over the bath, glazed shower screen, tiled splash-backs and heated towel rail. Heading towards the top level, three further bedrooms lead off, all of which can comfortably house a double bed with two including built-in double wardrobes and the third offering ample space for wardrobes. Each of the bedrooms are finished with uPVC double glazing and fitted carpet underfoot. Completing the property is a family bathroom with a four piece suite including a separate bath and shower cubicle, with storage under the hand wash basin, tiled splash-backs and flooring, and a heated towel rail.







THE GREAT OUTDOORS

Offering a private fully enclosed lawned garden, an extensive array of mature planting, shrubbery and hedging can be found, whilst being fully enclosed with timber panel fencing. The garden includes gated access to the side, with a patio area opening up from the garden room - offering the perfect space for entertaining and alfresco dining. The oil tank is screened to one side with a further raised timber decked seating area to the corner of the garden, to enjoy the afternoon sun. The tandem garage offers an up and over door to front, door to side, storage above, power and lighting.

FIND US

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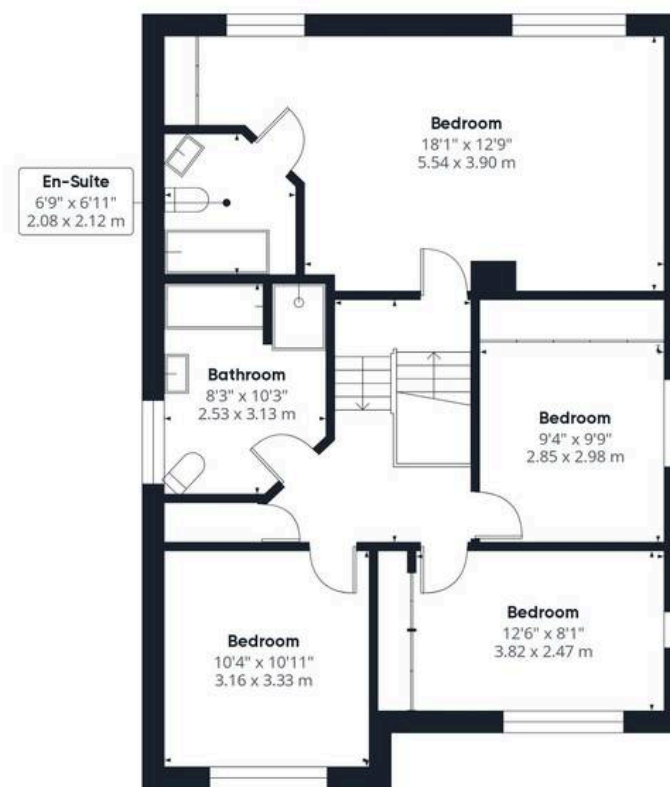
VIRTUAL TOUR

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





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2036.54 ft²
189.2 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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