



Cantley Road, South Burlingham - NR13 4HB





## Cantley Road

South Burlingham, Norwich

NO CHAIN. This property presents a REMARKABLE OPPORTUNITY with a DETACHED STUDIO/WORKSHOP with COMMERCIAL USE adjacent. Sitting on an ample 0.19 ACRE PLOT (stms) with FIELDS to SIDE and REAR, the accommodation boasts over 1260 sq. ft (stms) of accommodation, featuring a generous 20' SITTING ROOM, inviting 17' KITCHEN/DINING ROOM and SHOWER ROOM to the ground floor. Upstairs, THREE BEDROOMS include an EN SUITE W.C to the main bedroom, all complemented by sweeping FIELD VIEWS to the side and rear. With plenty of POTENTIAL to tailor to your taste, and electrically central heated, this property offers a canvas for your dream home. A beautifully maintained REAR GARDEN greets you with an array of mature plantings, trees, and a vegetable patch area. The COVERED SEATING SPACE extending from the KITCHEN invites tranquil moments outdoors. Additional features include a utility space, timber storage shed, external lighting to front and rear and a GARAGE/WORKSHOP building with COMMERCIAL recognition - with a convenient WC, ample storage, and potential to reinstate the THREE PHASE POWER.



Council Tax band: B

Tenure: Freehold

- No Chain!
- Approx. 0.19 Acre Plot (stms)
- Detached Studio/Workshop with Commercial Usage
- Over 1260 Sq. ft (stms)
- Approx. 20' Sitting Room
- 17' Kitchen/Dining Room
- Three Bedrooms
- Field Views to Side & Rear

The rural village of South Burlingham sits between Cantley, Beighton and Lingwood. The larger village, Lingwood, has excellent transport links via Road and Rail. The village itself has an abundance of amenities including Village Shop, Post Office, schooling, recently completed play park and Public House. The near-by villages of Brundall and Acle offer a more comprehensive range of amenities as well as access to the Norfolk Broads and its extensive range of Leisure and Boating activities.



## SETTING THE SCENE

Sitting at the end of the row, with fields sitting adjacent, a timber five bar gate opens up to a concrete driveway providing off road parking for several vehicles, with well manicured front lawned garden including a range of mature shrubbery and hedging. A footpath takes you to the main entrance door and rear garden where access can be found to the commercial studio/workshop and garage.

## THE GRAND TOUR

Heading inside, the porch entrance is finished with vinyl flooring underfoot with a further door taking you to the hall entrance. With fitted carpet and stairs rising to the first landing, useful storage space is below and a cupboard houses the electric fuse box. A door leads to the main living space along with a ground floor shower room which offers a white three piece suite having been recently updated with new flooring, toilet, walk-in shower cubicle and electric heated towel rail. The open plan sitting/dining room offers a front facing window with a feature fireplace with open chimney and fitted carpet running underfoot and double doors taking you to the kitchen/dining room beyond. This extended space offers the ideal family friendly environment with extensive built-in storage creating a breakfast bar style setup with integrated cooking appliances including an inset electric hob with an extractor fan above and built-in eye level electric double oven with tiles splash-backs running around the work surface. Integrated appliances include a fridge and freezer, with tiled flooring underfoot, space for a dining table, and door taking you to the rear garden.

Heading upstairs, the carpeted landing includes a loft access hatch above and window to side, with doors taking into the three bedrooms with the smaller two enjoying garden views to the rear, and one including a built-in airing cupboard. The main bedroom sits at the front of the property with views across the front lawned garden along with built-in storage cupboard to one side and a door taking you to a private en suite W.C which offers potential to create a shower room.

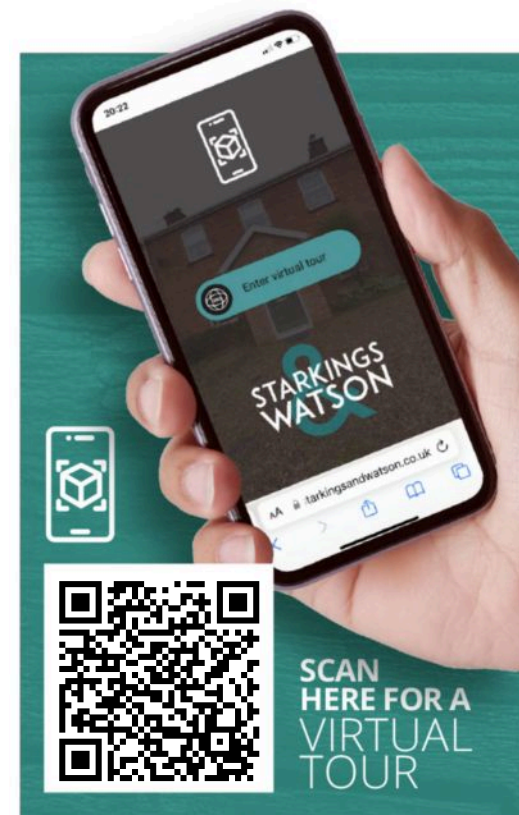
## FIND US

Postcode : NR13 4HB

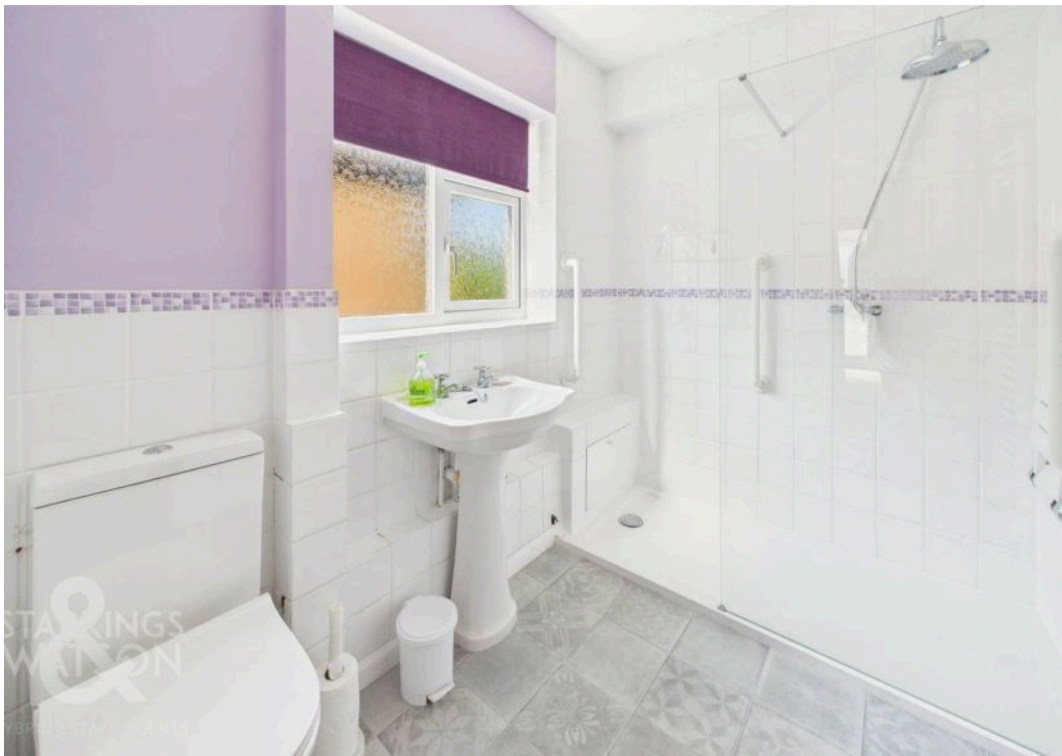
What3Words : ///woof.beads.defeat

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

The rear garden has been well maintained over the years and includes a wide variety of mature planting, shrubbery and trees, with a vegetable patch area and covered seating space leading out from the kitchen. Lawned gardens at the front and rear, with enclosed timber panel fencing and hedging to all sides, and further raised brick borders to the left hand boundary. Open access leads to the front driveway with a useful utility space and timber storage shed to the rear of the garage. The garage/workshop building includes an external tap, rear uPVC entrance door providing a lobby space with a door taking you to a useful WC with a white two piece suite and a door taking into the integral garage with electric roller door to front, window to side, storage above, power and lighting. The workroom/studio space has been used as a bakery and is recognised with the local authority as a commercial premises with windows to front and rear, its own separate telephone connection, water supply installed and potential to reinstate the three phased power if required.



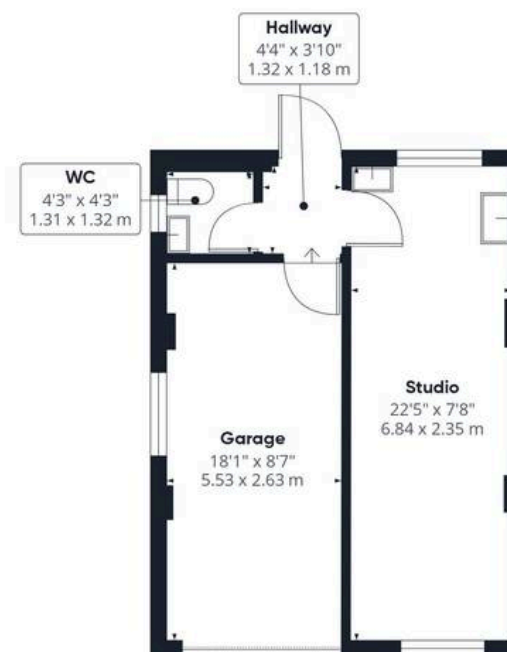




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1267 ft<sup>2</sup>

117.9 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>

1.2 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.

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 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.