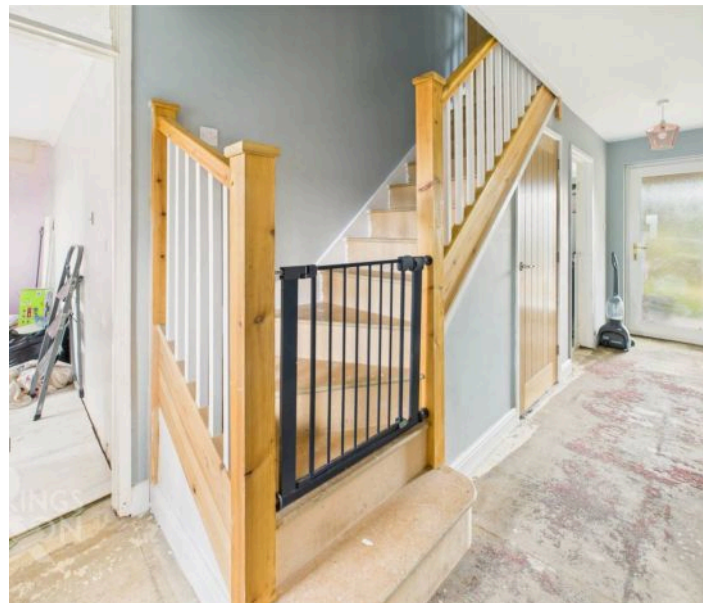




Peacock Corner, Moulton St. Mary - NR13 3NF



Peacock Corner

Moulton St. Mary, Norwich

Situated within a SERENE RURAL SETTING, PLANNING PERMISSION for TWO self build PLOTS has been submitted, alongside this exceptional property, boasting a VAST 1.47 ACRE PLOT (stms). The main attraction is the sprawling 1680 sq. ft (stms) DETACHED CHALET which offers FURTHER POTENTIAL, or LETTING OPTIONS for an INVESTOR. The chalet showcased a blend of space and comfort, with the interior comprising THREE RECEPTION ROOMS, a well-appointed kitchen, separate utility room, and FOUR BEDROOMS spread over two floors. Residents will enjoy the luxury of a ground floor FAMILY BATHROOM and EN SUITE SHOWER ROOM, along with a first floor SHOWER ROOM. Notably, the property offers captivating RURAL FIELD VIEWS, providing a scenic backdrop for every-day living. Step into the great outdoors and be captivated by EXPANSIVE GARDENS that surround this property. Divided into four distinct sections, the landscaped grounds offer a blend of lawns and vibrant flora. A generous section of lawn extends outside the fenced boundaries, welcoming occupants to revel in the tranquillity of the surroundings. The garden enveloping the main chalet boasts MULTIPLE PATIO AREAS for alfresco dining and relaxation, while additional large grassy areas further enhance the outdoor experience.

To the side and rear, two separate garden/parking areas provide ample space for various activities, with one section primed for potential development and the other utilised for convenient storage.

Council Tax band: F

Tenure: Freehold

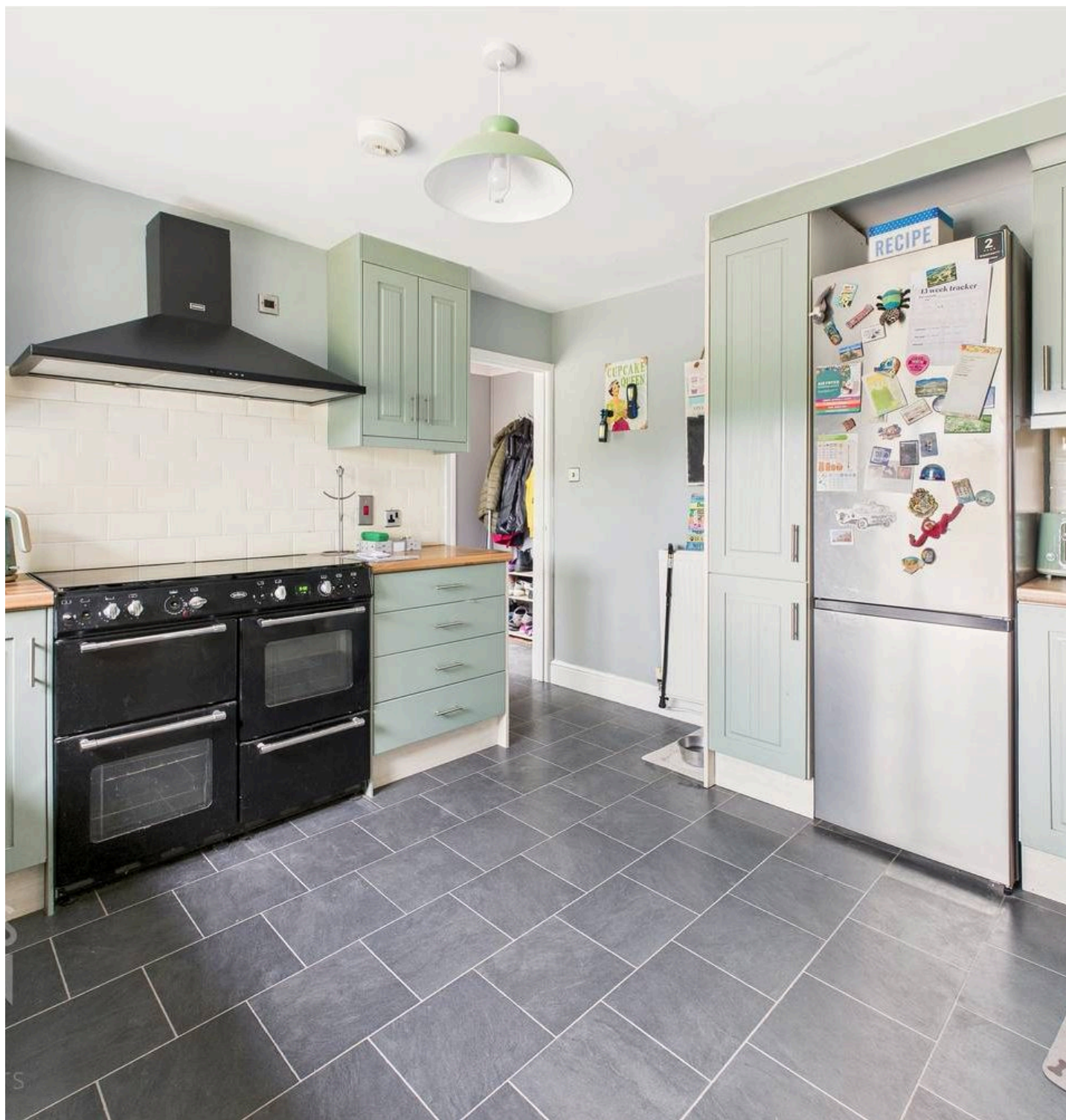
EPC Energy Efficiency Rating: D

- 1.47 Acre Plot (stms) with Planning Potential
- Over 1680 Sq. ft (stms) Detached Chalet
- Planning Submitted for Two Self Build Properties
- Three Reception Rooms
- Kitchen & Separate Utility Room
- Four Bedrooms Over Two Floors
- Bathroom, Shower Room & En Suite
- Rural Field Views

Moulton St Mary is a Rural Village located just outside of the village of Acle. The village of Acle has a variety of shops, two small supermarkets, a pub and café. Schooling is well catered for with pre school, infant and junior schools and a High school. This thriving village is situated in the heart of the sought after Norfolk Broads, just 8 miles from the ever popular holiday resort of Great Yarmouth. Norwich is 12 miles west and easily accessible by road and rail.

SETTING THE SCENE

Set back from the road, a brick pillar entrance opens up to an open parking area, with access to the key sections of exterior space, along with gated access to the fenced front garden where the property can be found.



THE GRAND TOUR

The main property sits to the right hand side of the plot with gardens to the front and rear along with an enclosed frontage which sweeps around the side and rear of the property. The main entrance door leads to the hall entrance ready for flooring with stairs rising to the first floor landing and built in storage cupboard below. To your right hand side, the formal sitting room can be found with a front facing window and feature brick built fireplace, with a cast iron wood burner complete with wood effect flooring underfoot and ample space for soft furnishings, whilst an opening takes you to the dining room which offers excellent natural light via the side facing conservatory access via sliding patio doors. A conservatory extends the living space and sits under a vaulted ceiling with windows to side and rear, and french doors lead to front into a patio seating area. From the hall entrance the kitchen can be found offering an L-shape arrangement of wall and base level units with space for a range style electric cooker with an extractor fan above, tiled splash-backs, space for general white goods, with tiled effect flooring underfoot. An opening takes you to a side lobby with a front facing door and ample space for coats and shoes, with a utility room leading off extending the kitchen space with a further array of built-in storage. The utility includes space for general white goods including a washing machine and fridge, with a front facing window and tiled splash-backs run around the work surface. From the hall entrance a double bedroom can be found with rear facing views, and ensuite shower room complete with a three piece suite including heated towel rail and double shower cubicle with a thermostatically controlled shower, and aqua board splashbacks. The ground floor bathroom offers a modernised white three piece suite with contemporary tiled splash-backs, heated towel rail and double ended feature bath with mixer shower tap. The second ground floor bedroom enjoys rear facing views and wood effect flooring underfoot.

Heading upstairs, the landing offers built-in storage, with eaves access, and doors leading to the main double bedroom with side facing views and a built-in eaves storage cupboard with fitted carpet underfoot. The second bedroom is a great size double with views over the garden and further built-in eaves storage. Completing the property is the first floor shower room with a white three piece suite including storage under the hand wash basin and a walk-in shower cubicle with a twin head thermostatically controlled rainfall shower, with aqua-board splash-backs and tiled effect flooring.

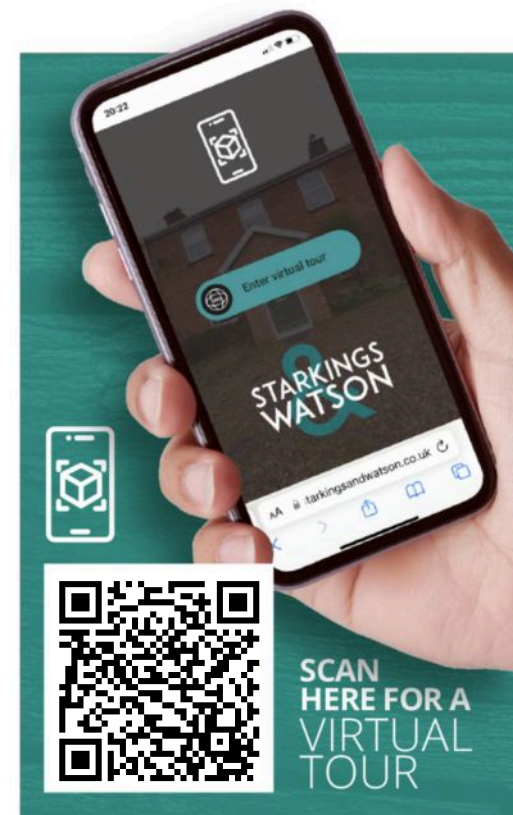
FIND US

Postcode : NR13 3NF

What3Words : ///[than.cafe.variation](https://www.what3words.com/?q=than.cafe.variation)

VIRTUAL TOUR

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







GARDEN

THE GREAT OUTDOORS Occupying a 1.47 acre plot (stms), the gardens are split into four key sections. Approaching the property, an expansive section of lawn can be found, sitting outside of the fenced gardens. Wrapping around the main chalet, gardens can be found to front, side and rear, offering various patio seating areas and further expanses of grass. Two further sections of garden/parking sit to the side and rear, with planning applied on the left hand section, and the rear section of garden used as storage.

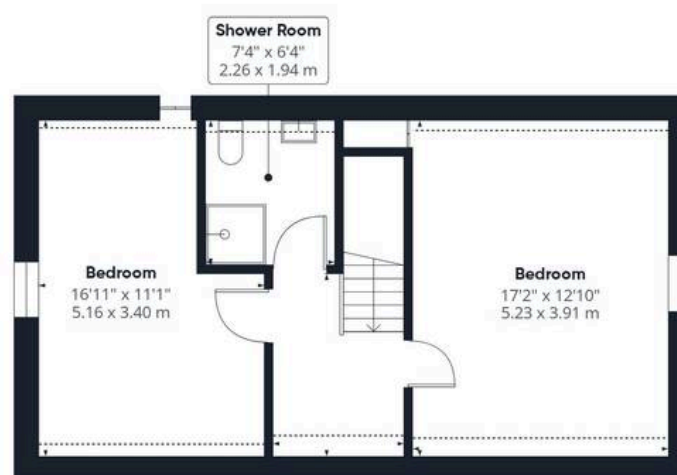
DRIVEWAY

10 Parking Spaces





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1684 ft²

156.4 m²

Reduced headroom

39 ft²

3.6 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 are based on RICS IPMS 3C standard.

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 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.