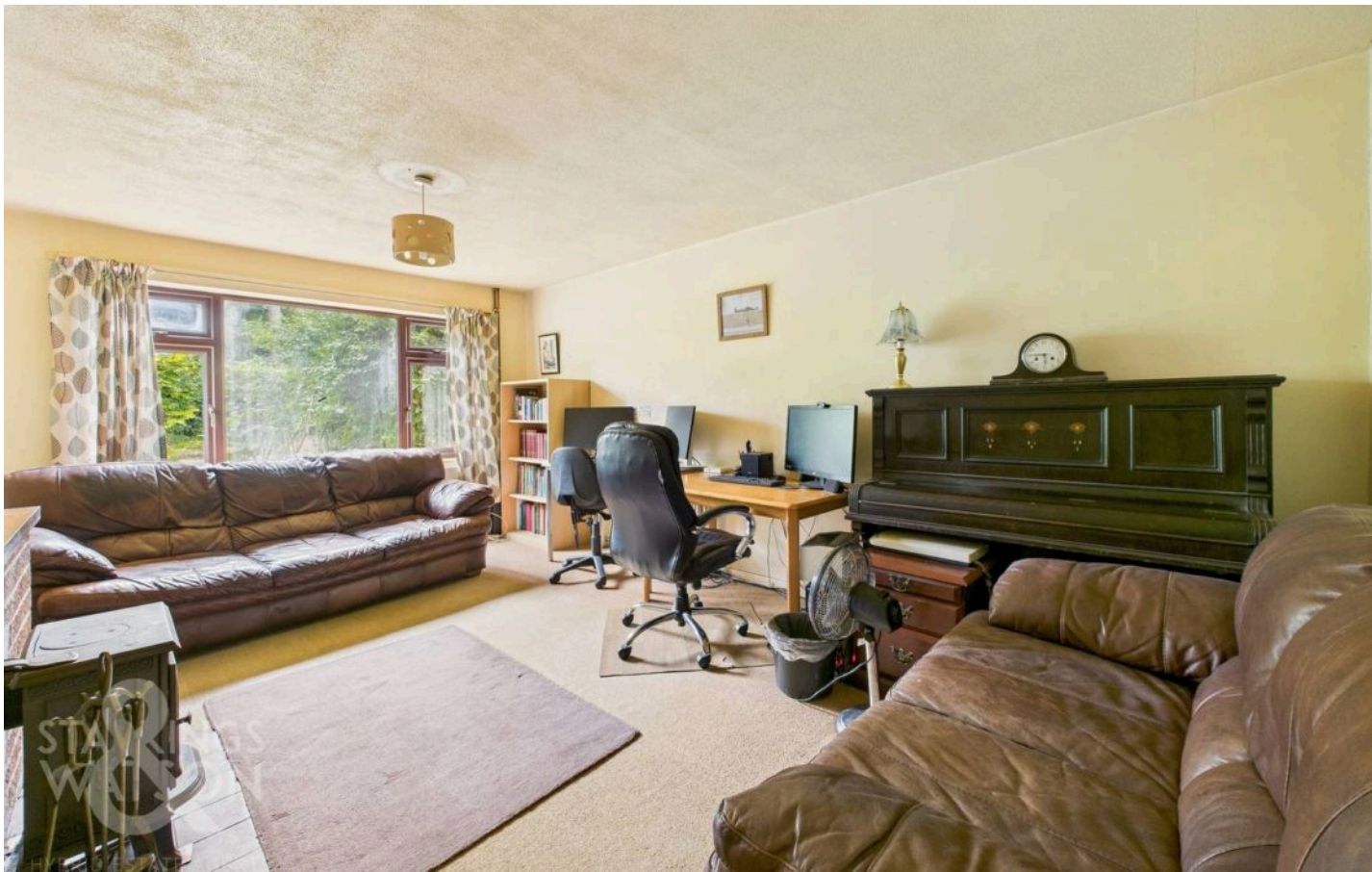




Ranworth Road, South Walsham - NR13 6DH



Ranworth Road

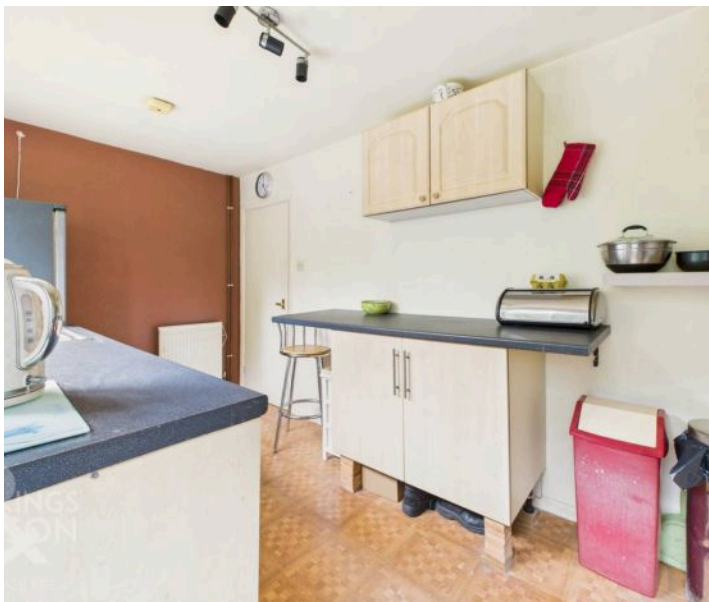
South Walsham, Norwich

Tucked away in a quaint corner of the PICTURESQUE COUNTRYSIDE sits this DETACHED CHALET STYLE HOME, offering POTENTIAL to UPDATED and EXTEND. Upon arrival, a PRIVATE DRIVEWAY welcomes you, leading to a convenient GARAGE for your vehicles or storage needs - handy attached to the property for CONVERSION OPTIONS (stp). Stepping inside, you are greeted by SPACIOUS, LIGHT-FILLED ROOMS leading from the hall entrance, including the 17' SITTING ROOM which offers a cosy ambience and the perfect opportunity to install a WOOD BURNER for those cool evenings. The 14' KITCHEN boasts GARDEN VIEWS, setting the scene for delightful culinary experiences. With THREE BEDROOMS spread over two floors, there is ample space for rest and relaxation. Convenience is key with a FAMILY BATHROOM complete with a SHOWER for your daily needs. Outside, the property shines with its PRIVATE GARDENS, enveloped by a tree-lined aspect providing a peaceful retreat from the busyness of every-day life.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:



- Detached Chalet Style Bungalow with Potential
- Private Driveway & Garage
- Spacious & Light-filled Rooms
- 17' Sitting Room with Potential for a Wood Burner
- 14' Kitchen with Garden Views
- Three Bedrooms Over Two Floors
- Family Bathroom with Shower
- Private Gardens with Tree Lined 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

Approached from the hard standing driveway providing tandem off road parking for several vehicles, access leads to the adjacent garage beyond, with a lawned front garden which is open plan, with a range of mature planting and shrubbery - enclosing the garden with high level hedging. The front lawned garden provides a pathway access to the side where the main entrance door can be found.

THE GRAND TOUR

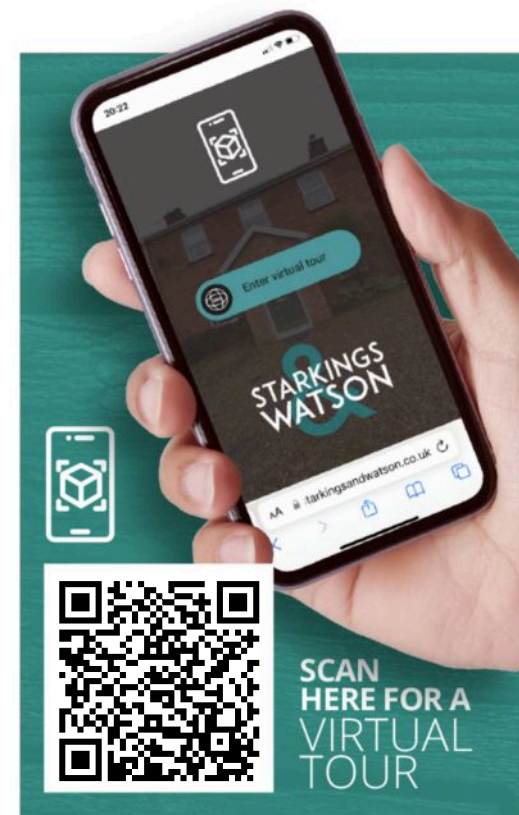
Stepping inside the hall entrance is finished with fitted carpet, with stairs rising to the first floor landing and useful storage space below. A built-in cupboard offers storage to one side, with doors leading to the main living accommodation and kitchen space. A ground floor bedroom or study can be found with a front facing double glazed window offering potential as a further reception space, with the family bathroom sitting conveniently opposite with a white three piece suite including a shower over the bath with tiled splash-backs. The main sitting room is centred on a feature exposed brick fireplace with a cast iron wood burner and tiled hearth, with fitted carpet and front facing uPVC double glazed window which floods the room with excellent natural light. The kitchen sits at the rear of the property offering a galley style arrangement of wall and base level units, with space for general white goods including an electric cooker, fridge freezer and washing machine. A rear facing window and door leads to the garden with tiled effect flooring underfoot, and oil fired central heating boiler. Heading upstairs, the carpeted landing leads to two double bedrooms - both of which offer fitted carpet underfoot and uPVC double glazing.

FIND US

Postcode : NR13 6DH

VIRTUAL TOUR

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



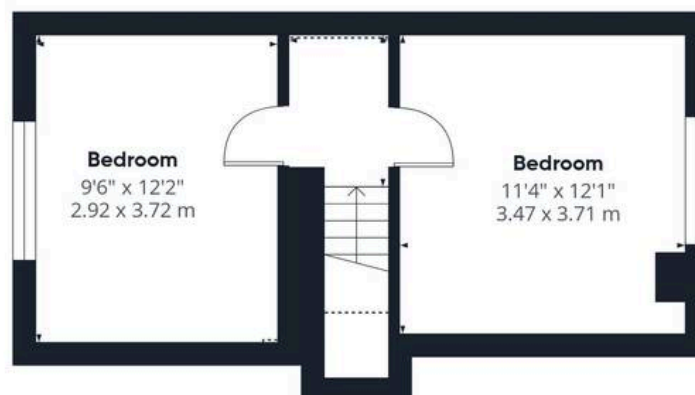
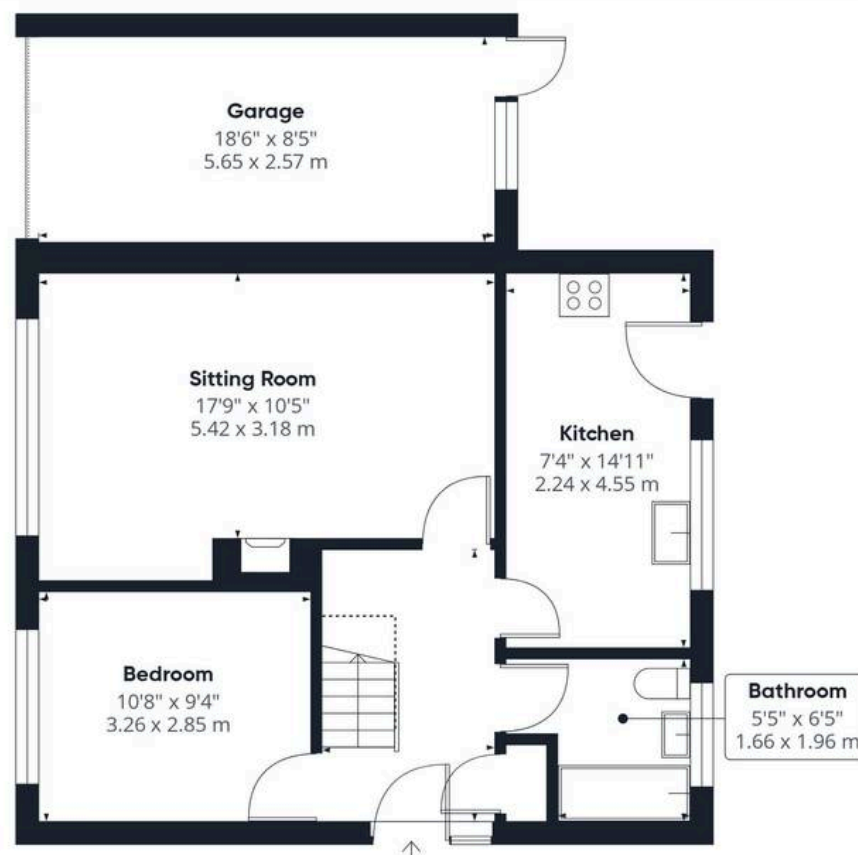




THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing whilst being mainly laid to lawn and including a range of mature planting and shrubbery - enjoying a private and secluded tree lined aspect. To the rear, a timber shed offers storage with access leading to the adjoining garage. The garage offers an up and over door to front, window and door to rear, power and lighting.





Approximate total area⁽¹⁾

973 ft²

90.5 m²

Reduced headroom

17 ft²

1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.