



Upton Road, South Walsham - NR13 6EL





## Upton Road

South Walsham, Norwich

Occupying a PRIVATE POSITIONING behind a GATED ENTRANCE, this DETACHED FAMILY HOME offers stunning FIELD VIEWS and is IMMACULATELY PRESENTED throughout. Comprising a grand HALLWAY ENTRANCE with INTEGRAL STORAGE and a convenient FAMILY SHOWER ROOM. Opening to the fully fitted KITCHEN offering a walk in PANTRY and REAR PORCH. Additionally, the 18' SITTING ROOM enjoys a DUAL ASPECT flooding the room with natural light and includes a dual fuel WOOD BURNER. The 17' DINING ROOM also enjoys a DUAL ASPECT flowing into the SUNROOM, boasting VAULTED CEILINGS and FRENCH DOORS leading out. THREE DOUBLE BEDROOMS open from the first floor landing, with the MAIN BEDROOM including an INTEGRATED WARDROBE, serviced by a three piece FAMILY BATHROOM. Stepping outside, the property occupies a DECEPTIVELY LARGE PLOT, with extensive DRIVEWAY PARKING and a spacious TANDEM GARAGE with an adjacent ANNEXE ROOM and W.C, ideal for multi generational living. The PRIVATE and FULLY ENCLOSED GARDENS are beautifully maintained by the current vendor and a HOT TUB can be found tucked away to the side of the property.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





- Detached Family Home
- Substantial Plot with Stunning Field Views
- 18' Dual Aspect Sitting Room with Wood Burner
- 17' Dining Room & Adjacent Sunroom with Panoramic Garden Views
- Separate Annexe Room & W.C
- Three Double Bedrooms
- Deceptively Large and Exceptionally Maintained Gardens
- Extensive Driveway Parking & Tandem Garage

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

The property can be found set back from the road set behind wooden gates, opening to an extensive paved driveway with a primarily laid to lawn frontage including a variety of shrubs and well established trees. The main entrance can be found at the front of the property under an open porch.



## THE GRAND TOUR

Stepping inside, the welcoming hallway entrance offers plenty of integrated storage perfect for storing outdoor wear with stairs rising to the first floor on the right hand side. The hallway also boasts a conveniently located three piece family shower room including a glass enclosed shower cubicle. At the end of the hallway, the fully fitted kitchen offers a range of wall and base storage cupboards and space for a 'range' style cooker and a walk in pantry to the corner of the room. The adjacent rear porch offers further space for coats and shoes with a door leading out to the driveway. Across the hall, the 18' sitting room enjoys a dual aspect from uPVC double glazed windows. The room is centred around a brick exposed fireplace offering a multi fuel wood burner and allowing for a range of soft furnishing layouts. Moving to the rear of the home, the 17' dining room offers a spacious feel with ample room for formal dining and further French doors leading out to the garden, with an open archway leading to the sunroom offering tall vaulted ceilings and uPVC double glazing throughout ensuring panoramic views of the surrounding green space.

Ascending the stairs to the carpeted first floor landing, loft access can be found above whilst doors open to three double bedrooms. The main bedroom can be found to the right, enjoying a rear facing aspect with fitted carpets and an integral storage cupboard. The second room enjoys large fitted wardrobes, space for a double bed and further storage furniture. The third double room can be found across the landing, offering part vaulted ceilings and integrated storage. The three piece family bathroom also opens from the landing including a bath, designer towel rail and vanity storage below the sink.

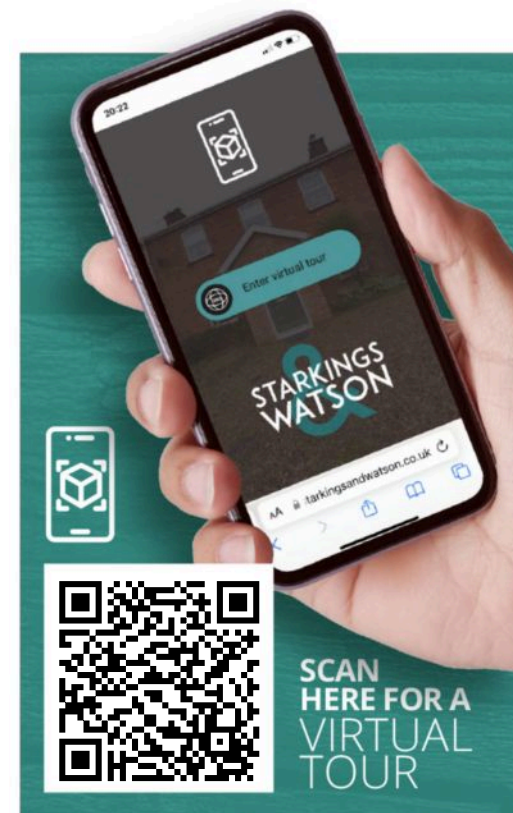
## FIND US

Postcode : NR13 6EL

What3Words : ///rarely.bogus.sweetly

## VIRTUAL TOUR

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







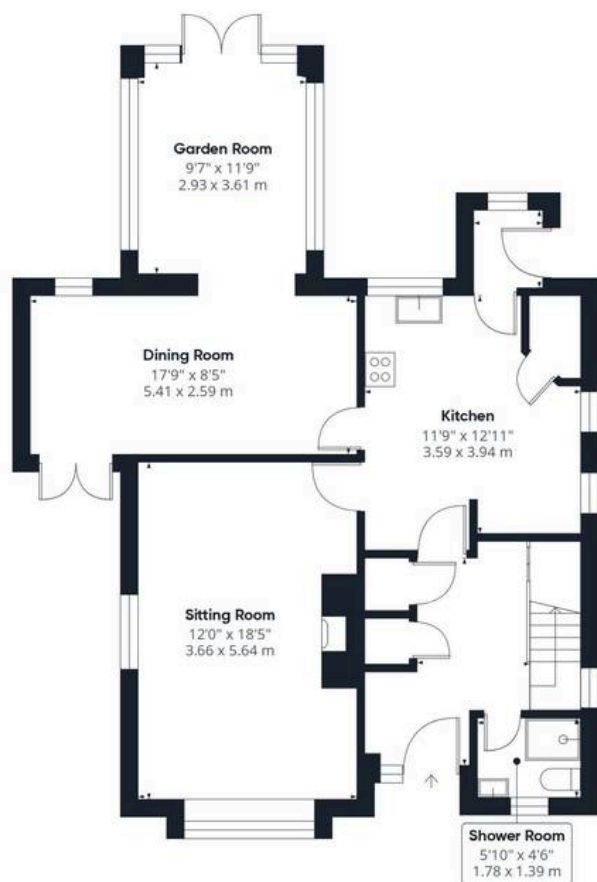




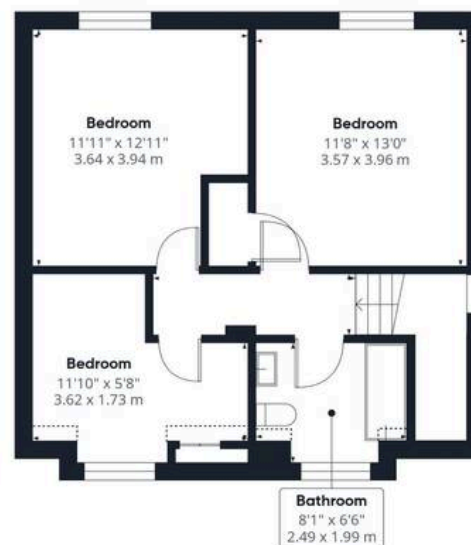
## THE GREAT OUTDOORS

Stepping outside, the driveway extends to the spacious tandem garage with French doors to the side opening to the separate annexe room, with plumbing for white goods and a separate W.C. The garden initially offers a flagstone patio, perfect for outdoor furniture in the summer months. The hot tub can be found tucked away to the side of the property, occupying a totally private position. The remaining space is primarily laid to lawn with a bed of well established trees and shrubs running along the left hand border and extending to the rear of the garden, including a laid lawn with a range of fruit trees, a greenhouse and storage shed.

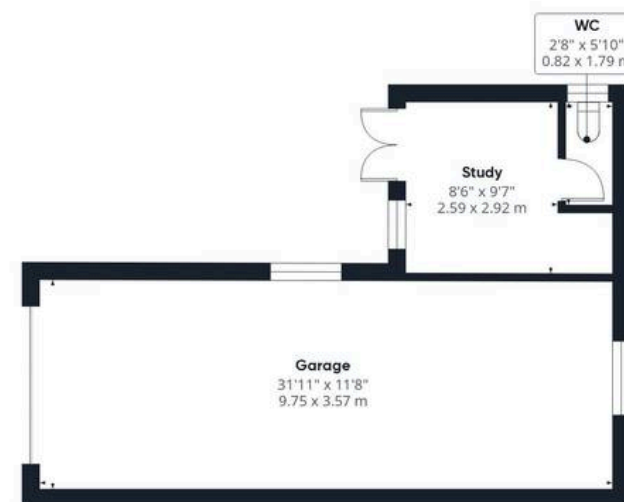




**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

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

1774 ft<sup>2</sup>

164.8 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>

0.6 m<sup>2</sup>

(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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