



Oakfield Drive, South Walsham - NR13 6EH



Oakfield Drive

South Walsham, Norwich

This EXTENDED FAMILY HOME in a QUIET CUL-DE-SAC SETTING presents an inviting opportunity, BOASTING OVER 1500 sq. ft (stms) of accommodation. Providing a comfortable living space, the property features a welcoming hall entrance, offering an ideal spot for meet and greets. The ground floor hosts a 15' SITTING ROOM, W.C, 21' L-SHAPED KITCHEN/BREAKFAST ROOM equipped with contrasting HIGH GLOSS UNITS, complemented by a matching utility room. Leading off is a 17' GARDEN ROOM which is a fantastic extension to the LIVING SPACE, with a versatile STUDY/BEDROOM. The upstairs landing leads to FOUR BEDROOMS, including the main bedroom with BUILT-IN WARDROBES, served by a family shower room. Outside, the property embraces SECLUDED GARDENS, where a fully enclosed lawn is embellished with mature planting and trees. Ample PARKING and an integral STORAGE GARAGE can be found to the front.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Extended Family Home in Quiet Cul-De-Sac Setting
- Walking Distance to the Broads & Riverside Amenities
- Over 1500 Sq. ft (stms) of Accommodation
- 15' Sitting Room, 17' Garden Room and Ground Floor Study/Bedroom
- 21' L-Shaped Well Equipped Kitchen/Breakfast Room
- Four First Floor Bedrooms
- Ground Floor W.C & Family Shower Room
- Secluded Gardens with a Wealth of Planting

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 via a brick weave driveway, ample off road parking is provided for several vehicles. A well maintained lawned frontage can be found with enclosed low level fence borders and a range of mature planting, shrubbery and trees.



Gated access leads to the rear garden with access also into the main property and integral garage

THE GRAND TOUR

The hall entrance offers the ideal meet and greet space with wood effect flooring underfoot for ease of maintenance, with stairs rising to the first floor landing and useful built-in storage cupboard below. Doors lead off, starting with the main sitting room which is to the front of the property - enjoying garden views, with fitted carpet underfoot and a feature fireplace sitting adjacent. A useful ground floor W.C can be found with a re-fitted white two piece suite including a hand wash basin with storage cupboard below, half tiled walls, wood effect flooring and heated towel rail. The kitchen/dining space offers a large family friendly area with ample space for soft furnishings and a dining table, with the kitchen itself offering an L-shape contrasting range of wall and base level units with integrated cooking appliances including inset electric ceramic hob and built-in electric oven and microwave combination. Matching up-stands run around the work surface with space provided for an American style fridge freezer with further storage cupboard storage around, along with an integrated dishwasher. A door leads off to the garden room beyond, with a door taking you outside and also to the adjacent utility room. Offering a matching range of base level units, the utility includes space for a laundry appliance with further built-in storage space and continued wood effect flooring underfoot. The garden room extends the living space with fantastic garden views through the side and rear facing windows, along with French doors which lead out to the patio seating area. Bi-folding doors open from the kitchen, creating an open plan space, with wood effect flooring underfoot and a further door taking you to a useful ground floor study/bedroom space. This versatile room is finished with wood effect flooring underfoot and recessed spotlighting above, enjoying garden views through the garden room creating an ideal occasional bedroom or study.

Heading upstairs, the carpeted landing is flooded with natural light via the front facing window, with doors leading off to the four bedrooms and family bathroom. The main bedroom sits to the front of the property with a front facing window and large run of built-in wardrobes with fitted carpet underfoot. The second bedroom sits adjacent and also includes built-in wardrobe and fitted carpet. The third and fourth bedrooms sit to the rear, both finished with fitted carpet and offering a variety of uses as bedroom or study accommodation. Completing the property is the shower room which has been re-fitted to include a large walk-in double shower cubicle with a twin head thermostatically controlled rainfall shower, with useful storage drawers under the hand wash basin, tiled walls, heated towel rail and wood effect flooring.

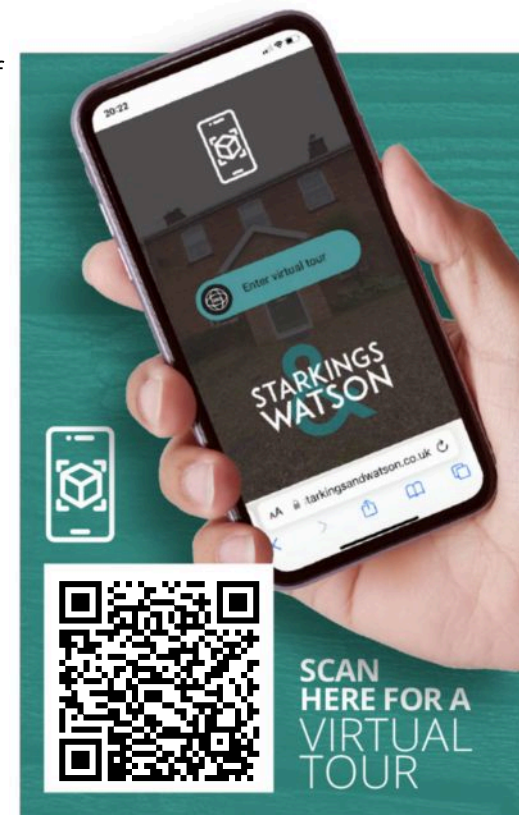
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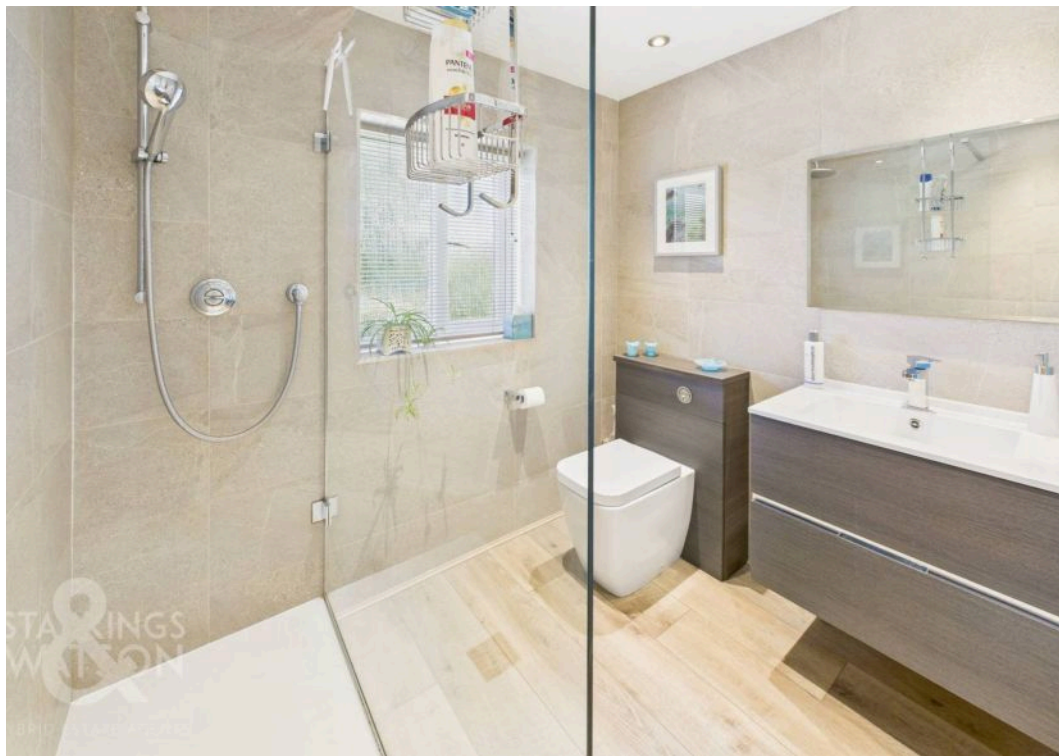
Postcode : NR13 6EH

What3Words : ///campers.caves.waltzes

VIRTUAL TOUR

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



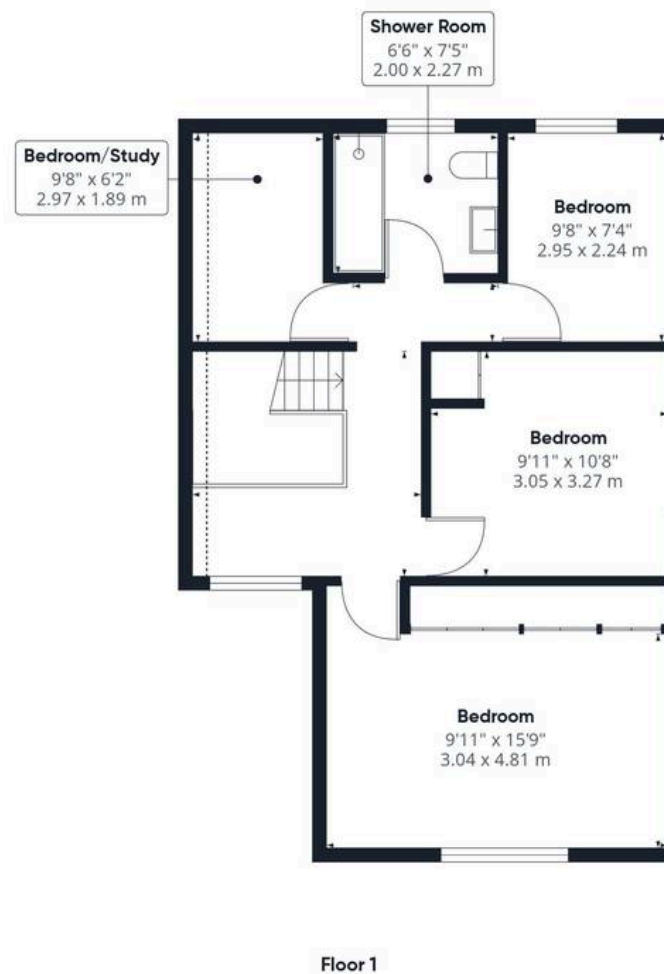
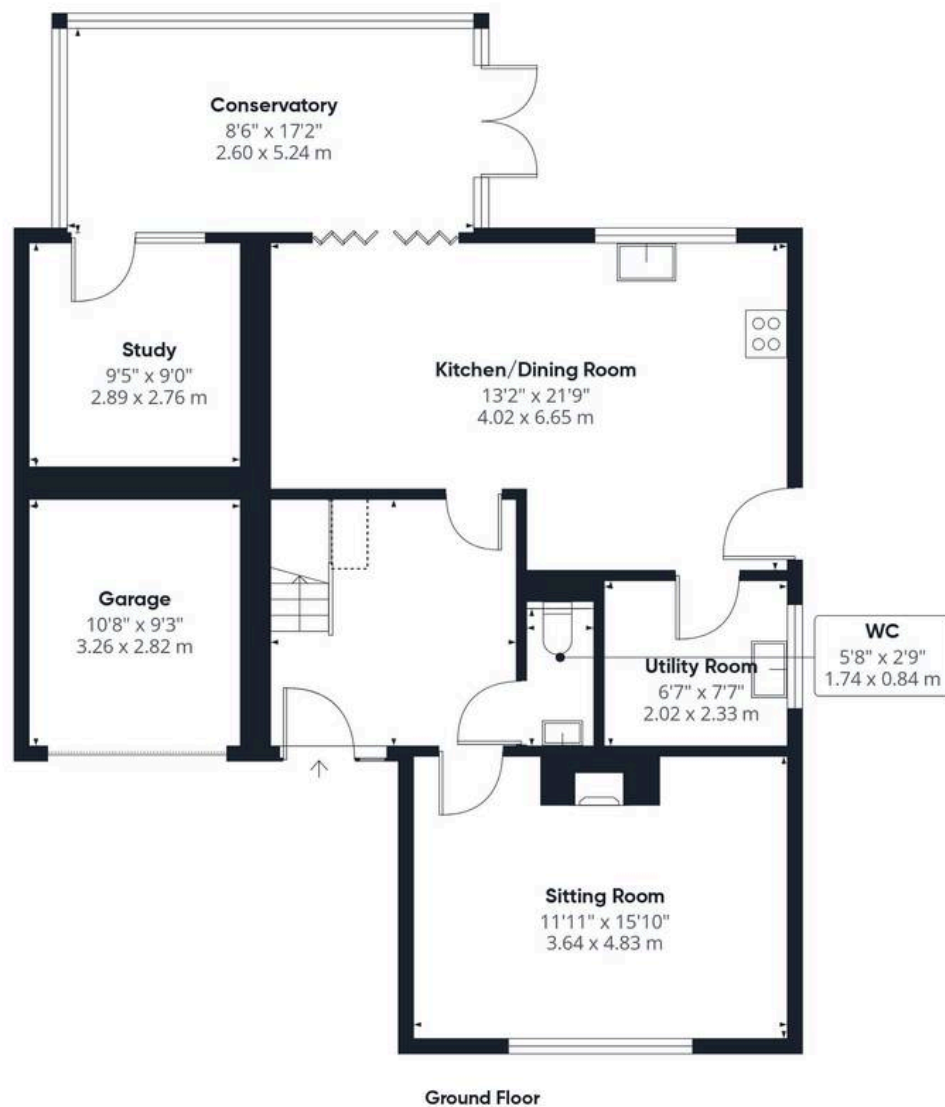




THE GREAT OUTDOORS

The rear garden offers a fully enclosed and lawned expanse, with a wide variety of mature planting, shrubbery and trees - enclosed with timber panel fencing and hedging to the boundaries. A useful timber shed and greenhouse can be found, with a plum slate seating area and gated access to the front. Outside power, water and lighting is installed. The garage is integral to the main property and offers a storage space, accessed via a door to front with power and lighting.





Approximate total area⁽¹⁾

1511 ft²
140.5 m²

Reduced headroom

13 ft²
1.2 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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