



Eccles - NR16 2JR



Eccles, Norwich

Situated in the stunning Norfolk countryside surrounded by farmed fields sits this impressive DETACHED CHARACTER HOME with VERSATILE ACCOMMODATION spanning over 2200 Sq. Ft and set upon a plot measuring approximately 0.67 ACRES (stms). The home benefits from a NEWLY UPDATED OIL HEATING SYSTEM with living accommodation over THREE LEVELS with the ground floor serving as a SEPARATE SELF-CONTAINED ANNEX, ideal for those seeking MULTI-GENERATIONAL LIVING or a potential HOLIDAY LET, which it currently serves as offering a large double bedroom, updated kitchen/dining room, sitting room, shower room and utility room. The main residence gives a total of THREE RECEPTION ROOMS with FOUR DOUBLE BEDROOMS with potential to use the current DRESSING ROOM as a fifth bedroom. The kitchen is neighboured by a UTILITY ROOM and ground floor WC whilst the main family bathroom gives a FOUR PIECE SUITE off the landing. The gardens, are PRIVATELY ENCLOSED with a mixture of large open lawn spaces and enclosed courtyard seating area with multiple OUTBUILDINGS including a BAR and HOME OFFICE work space with a large in ground HEATED SWIMMING POOL creating the ideal space to enjoy the summer months.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Detached Countyside Home
- Accommodation Spanning Over 2200 Sq. Ft Across Three Levels (stms)
- Three Well Proportioned Reception Rooms
- Five Bedrooms In Main Accommodation Plus One Bed Self Contained Annex
- Gardens Spanning Approx. 0.67 Acres (stms) Plus Separate Parcel Of Land To The Front
- Multiple Outbuildings Including Bespoke Bar & Home Office Space
- Manicured Private Gardens With In Ground Heated Swimming Pool
- Large Driveway Giving Ample Off Road Parking

The property is in the locality of Eccles within easy access of the A11 through neighbouring Snetterton and a few moments from the market town of East Harling which offers a range of day-to-day amenities including shops, doctors, dentist, pharmacy, takeaways and post office. There is also a good sporting network within the community centre including playing fields, football, cricket and bowls club. Diss, Thetford & Attleborough, nearby towns, both provide further schooling, amenities and transport links via mainline train stations.

SETTING THE SCENE

The property can be found set back from the street where a large shingle driveway can be accessed via a five bar timber swinging gate taking you up the large shingle driveway towards the front of the home. Parking for multiple vehicles can be found within this space with main access door coming to the front of the home with further access coming to the side and rear of the home.



THE GRAND TOUR

Once inside, the central lobby is laid with original pamment tile flooring and grants access to all living accommodation on the first floor. Immediately to your right, the sitting room can be found occupying a dual facing aspect with all updated double glazed sash windows and currently housing a wood burner set within a rustic fireplace with solid mantle above. Access can also be found from here flowing into the study beyond where this space could have multiple uses. With solid wooden flooring also occupying a door facing aspect, this room can also be accessed from the outside through the original access door to the home. Heading to the opposite side of the home from the central hallway, a dual aspect dining room can be found. Slightly larger in size than the sitting room adjacent, this space features tall floor to ceiling built in storage with character picture rails adorning the walls and feature fireplace with log burner also built within the wall. Flowing through from here is the kitchen where a mixture of wall and base mounted storage units are set around solid wood work surfaces and tiled splashbacks giving way to integrated appliances which include a dishwasher, and underneath the enamelled inset sink and plinth heating by the window while providing ample room for further white goods. Sat just next door to this is the handy utility room with a continuation of the kitchen storage with solid wood work surfaces and then taking towards the ground floor WC complete with modernized character towel rail and additional shelf storage. Access to the ground floor level where the self contained annex is found towards the rear of the property through a secondary set of stairs whilst the main set of stairs takes you towards the second floor. From here four well proportioned double bedrooms can be found as well as a versatile dressing room potentially suited to becoming a smaller single bedroom or nursery if so desired. The two larger of the bedrooms sit towards the front of the home, each of which again offer rear facing aspects allowing natural light to flood every corner of the room with each space benefiting from built in storage wardrobes, carpeted flooring and a neat and inviting décor. Two further double bedrooms are found towards the rear of the home, again more than suited to large double beds with dual facing aspects and built in storage ideal for family living. Sat in between the two rear bedrooms is a four piece family bathroom suite laid with wood flooring and double glazed sash windows. This place features a roll top freestanding bath with walk in shower featuring rainfall shower head and tall heated towel rail.

The ground floor is home to a self contained living area where initially access from the internal stairs takes you to a boot room laid with all original tiled flooring and access coming to the space from the rear garden courtyard whilst a second utility room is accessed just off from the boot room with further base mounted storage units plus plumbing and space for further white goods and appliances. The separate living accommodation emerges with a updated kitchen and dining room featuring a mixture of wall and base mounted storage units set around tiled splashbacks with integrated oven and hob featuring extraction above and dishwasher with open floor space suited to a dining or breakfast table.

Just off from the space a handy shoe and coat storage space can be found whilst the main living accommodation emerges at the rear of the space in the form of a 17' living space complete with all newly updated decor and laminated wood effect flooring encapsulating views over the garden beyond. Towards the very rear a three piece bathroom suite is housed featuring a shower head and glass screen over the bath with frosted glass window, tall storage cupboard and heated towel rail whilst a double bedroom comes to the adjacent side of the sitting room again laid with laminated wood effect flooring with views over the immediate courtyard and lawn garden beyond.

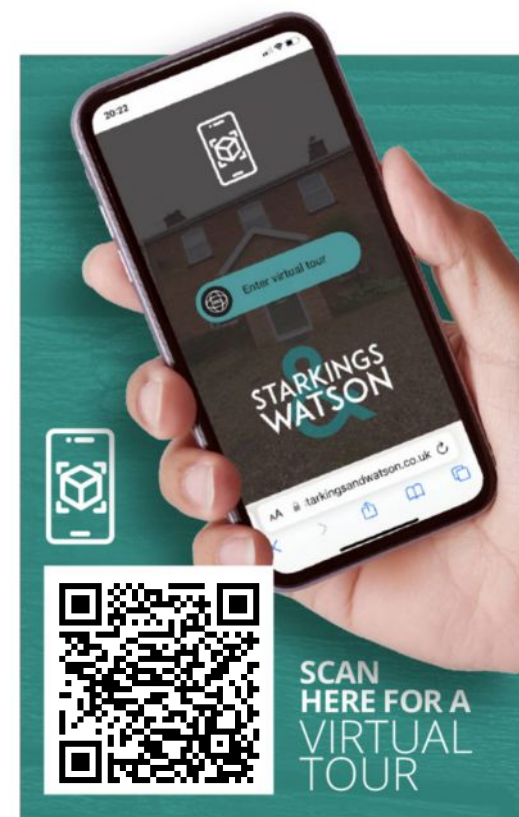
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VIRTUAL TOUR

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



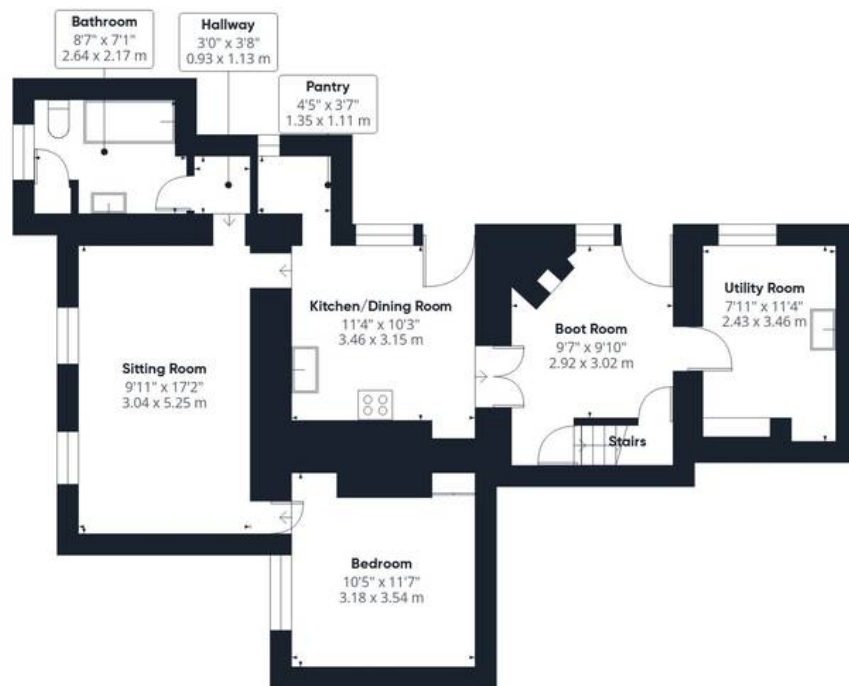




THE GREAT OUTDOORS

The garden itself wraps around the property with the main space being completely laid to lawn and fully enclosed with timber panel fencing and tall mature trees adding to the privacy and seclusion of its setting. A large lawn space leads to versatility of use whilst a bespoke built in ground heated swimming pool is accompanied by a secondary patio seating area all perfectly positioned to make the most of the summer sunshine. At the very rear of the home a sunken courtyard makes the ideal space to entertain family and friends. Laid with a mixture of brick weave, shingle and tarmac, the area is fully enclosed with a canopy of trees and features multiple outbuildings including a bespoke built bar within the stone and flint outbuildings as well as a historic well and two further bespoke built timber outbuildings which could easily accommodate a home office setup or potential gym.

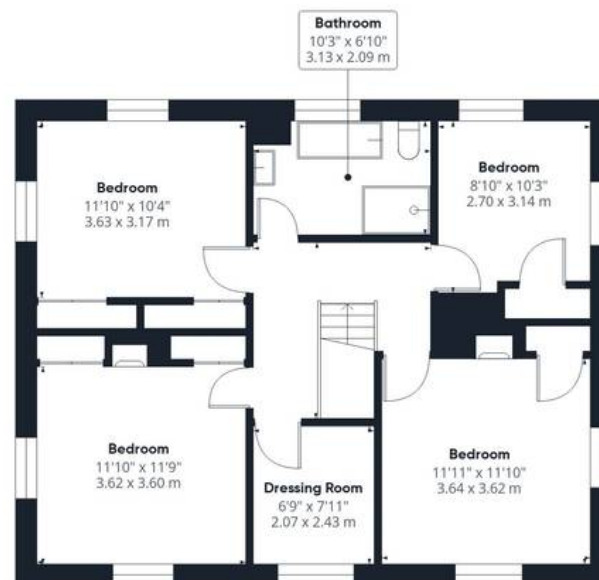




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2210 ft²

205.3 m²

(1) Excluding balconies and terraces

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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