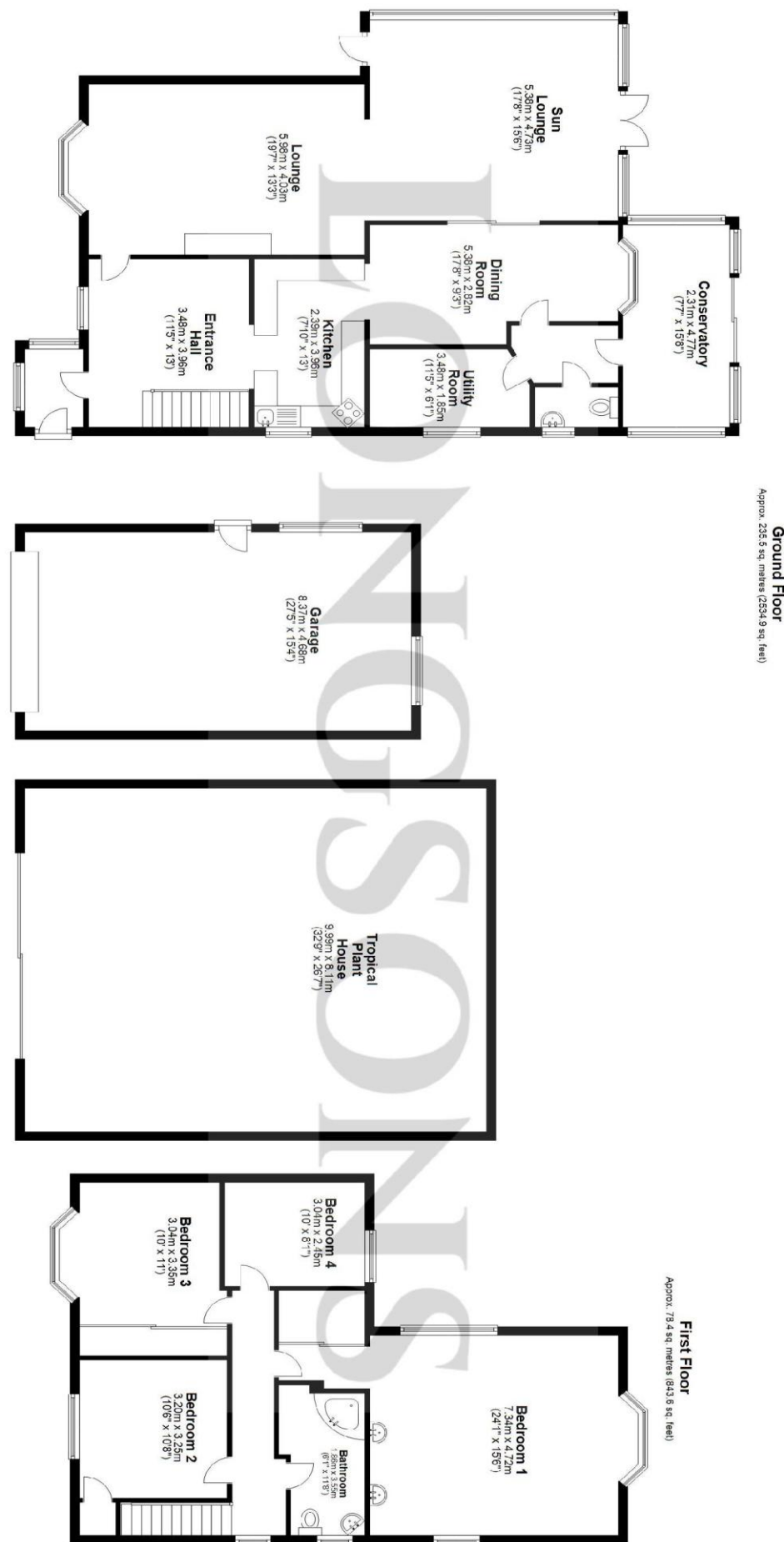




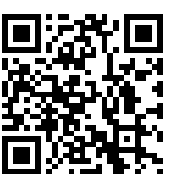
## Setterden, Mere Road, Stow Bedon, Attleborough, NR17 1DA

A spacious detached four bedroom house situated on the sought after Mere Road in Stow Bedon. The property offers huge potential, two reception rooms, utility room, cloakroom with WC, bathroom, four car garage, large gardens, ample off road parking, central heating and double glazing. Available chain free!

**Guide Price £400,000-£425,000 Freehold**



Total area: approx. 313.9 sq. metres (3378.6 sq. feet)  
Floor Plan measurements are approximate and are for illustrative purposes only.  
Floor plan shown is a guide only.







Situated on the sought after Mere Road in Stow Bedon, Longsons are delighted to bring to the market This spacious, detached four bedroom house. The property sits on a sizeable plot with large rear gardens is in need of some updating but offers huge potential. Amongst many things the property boasts large four car garage, solar panels provide the modest annual income, two conservatories, three reception rooms, ample parking and much, much more.

Briefly, the property offers entrance porch, reception room, living room, two conservatories, dining room, rear lobby, utility room, cloakroom with WC, four bedrooms, bathroom, large four car garage, large gardens, ample off road parking, oil fired central heating and double glazing.

## STOW BEDON

Stow Bedon is a village in the Breckland district of Norfolk and the hamlet of Lower Stow Bedon that neighbours the village, is often considered part of the same village. The village is surrounded by and closely linked to the neighbouring towns of Thetford, Watton and Attleborough. The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. Perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; wat being the local dialect word for hare, and ton for barrel. There is a traditional market held every

Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich.







#### Entrance Porch

Entrance door to front, double glazed windows to front and side, tiles to floor, radiator.

#### Reception Room

**13'0" (3.96m) x 11'5" (3.48m)**

Stairs to first floor, pamment tiles to floor, double glazed window to front, radiator.

#### Living Room

**19'7" (5.97m) x 13'3" (4.04m)**

Feature brickwork fireplace, not in use, double glazed window to front, radiator, opening through to conservatory one.

#### Sun Lounge

**17'8" (5.38m) x 15'6" (4.72m)**

Large wooden double glazed conservatory, French doors opening to rear garden, tiles to floor, four radiators providing all year round usage, electric power and lights,

#### Kitchen

**13'0" (3.96m) x 7'10" (2.39m)**

Fitted kitchen units to walls and floor, stainless still one and half bowl sink unit with retractable mixer tap and drainer, integrated Bosch ceramic hob with extractor hood over, integrated double electric oven, small breakfast bar, integrated dishwasher, integrated fridge, pamment tiles to floor.

#### Dining Room

**17'8" (5.38m) x 9'3" (2.82m)**

Double glazed window to rear, tiles to floor.

#### Rear Lobby

Tiles to floor, radiator, door to conservatory two.

#### Conservatory

**15'8" (4.78m) x 7'7" (2.31m)**

Wooden double glazed conservatory, siding patio door opening to rear garden, water tap.

#### Utility Room

**11'5" (3.48m) x 6'1" (1.85m)**

Space and plumbing for washing machine, hot water cylinder, floor mounted oil fired central heating boiler, water softener, tiles to floor, double glazed window to side.

#### WC

WC and wash basin, obscure glass double glazed window to side, radiator tiles to floor.

#### Stairs and Landing

Double glazed window to side, loft access with loft ladder.

#### Bedroom One

**24'1" (7.34m) x 15'8" (4.78m)**

Fitted wardrobes with sliding mirrored doors, his and hers sink units both set within fitted cabinets, WC, double glazed windows to front and side, two radiators.







- Four Bedroom House
- Spacious Detached
- Sought After Road
- Huge Potential

- Two Conservatories
- Three Reception Rooms
- Utility Room
- Four Car Garage

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

**Bedroom Two**  
**10'8" (3.25m) x 10'6" (3.2m)**

Fitted wardrobes with sliding mirrored doors, double glazed window to front, radiator.

**Bedroom Three**  
**11'0" (3.35m) x 10'0" (3.05m)**

Double glazed window to front, built-in wardrobe, radiator.

**Bedroom Four**  
**10'0" (3.05m) x 8'1" (2.46m)**

Double glazed window to front, radiator.

**Bathroom**

Bathroom suites comprising corner spa bath with multi functional shower and wraparound shower screen, wash basin and WC set within fitted cabinets, towel radiator, obscured glass double glazed window to side.

**Outside Front**

Front garden laid to selection of established shrubs, hedge to perimeter, driveway providing off road parking for several vehicles laid to block paving, outside lights, access to rear garden.

**Four Car Garage**  
**27'5" (8.36m) x 15'4" (4.67m)**

Extra large four car garage, covered veranda area to side, electric power and lights.

**Rear Garden**

Rear garden laid to lawn, paved patio seating area, large plant room; as described by the vendor used for growing tropical plants etc..., large greenhouse, additional greenhouse, shrubs, plants and trees throughout, impressive landscaped pond area with numerous water features, wooden garden shed. It is apparent this garden has been an absolutely incredible space, unfortunately it has been slightly overlooked in the past few years but it would not take a lot, with some work, to be restored to its former glory.

