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COAST & COUNTRY LIVING



# Finer Details



Modern Manor House situated on the Norfolk Broads

Open plan kitchen / breakfast room including separate utility & boot room

Sitting room with river views

Study overlooking the broads

Large master bedroom with dressing room and luxury ensuite

Four further bedrooms all with en suites and built in cupboards

1.5 acres of grounds set on an elevated plot

Amazing views over South Walsham Broads

Air source heat pump with underfloor heating to ground floor making it very economical to live

The main house accommodation extends to 4,500sft



The Oaks is a stunning property situated on the edge of South Walsham Broad.

If you are looking for luxury living with views over the Norfolk Broads then The Oaks will take a lot to beat, with its stunning tree lined drive and breath taking views over South Walsham Broad it offers an amazing lifestyle to anyone keen on water sports or are lucky enough to own a boat.



This modern manor house was built in 2016 in one of Norfolk's most stunning locations with breath taking views over South Walsham Broad.

Situated in an elevated position, the front of the property overlooks the water and the views beyond, this is a real lifestyle property with the option to rent mooring for your boat a short walk away.



Having been impressed with the location, the owners set about designing their dream home on the site of where an old bungalow used to stand, with so much attention to detail and design which is evident from when you step through the front door.

Driving up the long tree lined drive towards this impressive house I am struck by the scale of the property and its immaculate grounds, the views over the water are simply breath taking, the broads being a hive of activity of sailing boats and cruisers there is always something new to see.

Entering the property through the under cover porch, I step into a hallway that's flooded with light, there is a feeling of space giving this home a real sense of luxury, I immediately feel the underfloor heating underfoot.









Turning left I enter a large open plan living/ dining / kitchen area with a huge floor to ceiling window affording amazing views over the water, what a great place to sit, relax and enjoy the view. There are bi fold doors that open out into the back garden perfect for enjoying sunny days and entertaining, whilst the huge luxury kitchen offers all you would expect including granite worktops and built in stainless steel appliances including steam oven, microwave and warming tray, 5 ring induction hob with extractor fan, space for a dishwasher and large fridge freezer.

Next to the kitchen is a separate utility room with door to the rear garden and a further boot room for coats and shoes.



















Leading on from the kitchen / dining area is a large sitting room with views over the broads to the front and gardens to the side, the large room has oak flooring and multi fuel burner, perfect to enjoy over the colder months. There are double glazed doors that open into the formal dining room, again a very light room with dual aspect windows looking out over the side and back gardens.

A must for many families is a place to store all the bags, coats, shoes and wellies you will certainly not be disappointed as there is a large boot room offering plenty of storage with window out over the front.











Moving through the house I enter large family shower room with walk in shower enclosure and luxury fittings , being on the ground floor has easy access perfect space to relax and unwind or if you have dogs that need a wash from time to time!

The second of the two large living/family rooms benefits from dual aspect windows and bi-fold doors that open out onto the garden, at present the owners use this space as a gym and family room.

If you need the ability to work from a home office this one is simply fantastic however I'm not sure how much work would get done with the stunning views of the water and beyond!

























The other 4 large double bedrooms all have fantastic views either over the gardens or the broads, natural light floods into all the rooms, benefiting from having built in wardrobe/cupboards and 2 of the bedrooms having en-suites with high end fittings.

The large family or guest bathroom has a double shower enclosure and panelled bath and heated towels rails.







The gardens are a real feature of this property, a long sweeping tree lined drive takes you to the front door giving the property a real sense of grandeur.

Mainly laid to lawn, the gardens are set with mature trees and hedging, being enclosed and private.

There is parking for several cars including oak framed triple garages complete with electric remote controlled doors.

The back garden is south facing and backs onto open farmland, there is outside lighting and patio area perfect for barbeques and parties. Another unique feature is a large outside garden room complete with wood burner to continue to enjoy the garden when the evenings drop a little colder, much use has been made of this.

The grounds extend to 1.5 acres.









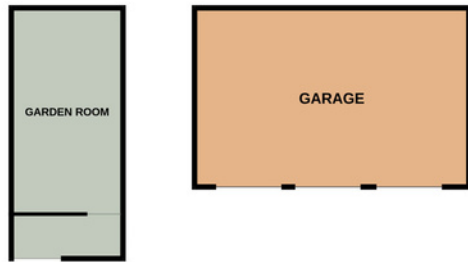




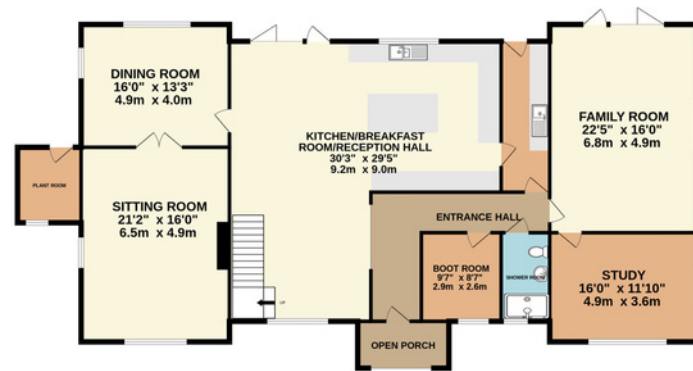




OUTBUILDINGS



GROUND FLOOR



1ST FLOOR



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