



COAST & COUNTRY LIVING

Finer Details



Detached 5 bedroom property
Raised plot with stunning views
Light and spacious interior
3 reception rooms
3 bathrooms
Large patio area
South facing established garden
Long Driveway
Double Garage
Very sought after location

This stunning 5 bedroom property situated on one of the most sought after roads in Norwich and is sure to attract a lot of interest. Hilly Plantation often known as Millionaires Row because of the impressive homes that are situated on the right hand side of the street benefiting from an elevated position with far-reaching views over the gardens and beyond. The owner has obtained planning permission to further extend considerably and to incorporate the garage onto the house. This is an amazing opportunity for someone to further develop an already stunning home.



The approach to 14 Hilly plantation certainly won't disappoint, set at the bottom of a long drive, I pass through a wooded area to reach the property, there is a double garage and parking for several cars.

As I enter through a beautiful arched wooden door I'm immediately aware of how light and spacious this property feels, the entrance hall is spacious with a modern staircase that extends to the first floor and wooden flooring underfoot that continues throughout the ground floor.



Turning to the right I enter an open plan kitchen/dining area fitted out with everything you would expect from a modern kitchen, with double aspect windows and double doors leading out onto the raised terrace, a great spot to enjoy the views! Next to the kitchen is a separate dining room which could be incorporated into the kitchen area if required, see plans included. The dining room has a large bay window that looks out over the garden allowing the room to be filled with lots of natural light. The separate utility/laundry room has space for all the white goods and is of a good size.

Next to the utility room is the large WC and wet room, all newly fitted with modern fixtures and fittings, there is a very useful door that you can enter from the outside perfect to bring in muddy dogs to wash before entering the house.



Back out into the hallway I turn left into the living room with dual aspect windows including floor to ceiling windows and double doors leading outside onto the patio area, the views are fantastic over the mature garden and out over Norwich.

Next to the open plan kitchen dining area is a second living area, this large living space had a huge bay window with vaulted glass ceiling again making this a super room to enjoy, there is plenty of space to socialise and I'm told many great memories have been created hosting family and friends.

From this room leads to the 5th bedroom which would also work well as a home office as it has its own door to enter from the drive.



Making my way up the stairs to the 1st floor , like the rest of the house it has a spacious feel, The first of the 4 bedrooms on this level is the Master Suite, with dual aspect windows and fantastic views over the gardens. This room is spacious and benefits from a modern ensuite shower room.

The 2nd of the bedrooms has a huge bay window again with great views over the garden, this is a large room with plenty of space for storage and has carpeted floors as do all the bedrooms.

Bedroom 3 has dual aspect windows with views over the front and back and bedroom 4, the smaller of the bedrooms would make a great child's bedroom or nursery.

The family bathroom is newly fitted with roll top bath and modern sanitary ware, the perfect space to relax.





The garden is a real feature of this property, rarely is there a property that is not only set in a fantastic location on the outskirts of Norwich but to have such a large elevated plot with far reaching views is a real bonus.

The front of the property has a long private drive with wooded area which are filled with bluebells in the spring and are well kept.

The back gardens are amazing and are split onto 3 levels, secure for children and dogs. There is so much space to enjoy with a patio area to enjoy eating outside and hosting barbecues whilst the large grass areas leaves plenty of space to kick a ball or enjoy growing your own fruit and veg as there is already a large greenhouse waiting.

The garden has pears and blackberrys growing in abundance as well as some beautiful shrubs and flowers which have been planted to allow for all year round colour. There is also a pond which is fill of water lilies and is a haven for dragon fly.

I would like to draw your attention to the plans included if you should want to extend, planning is current and would be ready to commence if wanted, please see all details on the planning portal.

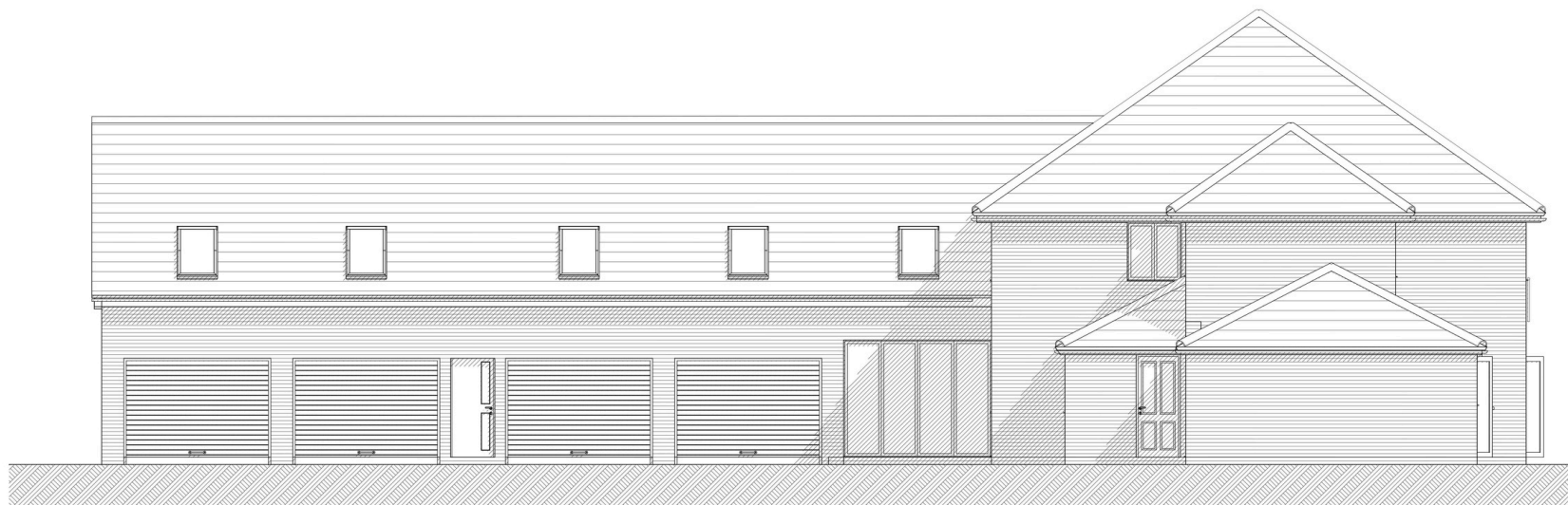


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NOTES:



East elevation proposed



West elevation proposed

- F 19.8.19 Revised following client comments
- E 3.7.19 Garage extended
- D 3.01.19 West elevation revised
- C 16.11.18 Elevations annotation revised
- B 5.10.18 Updated for planning application
- A 16.8.18 Revised following client comments
- NO. DATE REVISION

John Jenkins

architectural designs limited

Company no. 6003278

CLIENT [REDACTED]

JOB [REDACTED]

TITLE Extensions and alterations
Proposed North and south elevations

DATE 15.8.18 REV F

DRAWING NO. 1186/05

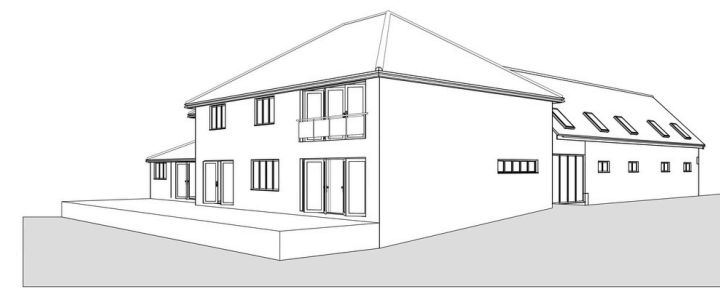
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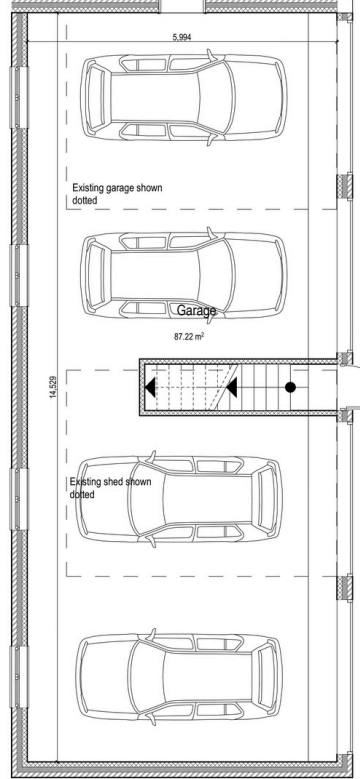
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NOTES:



Ground floor plan existing



North elevation proposed

- F 19.8.19 Revised following client comments
- E 3.7.19 Garage extended
- D 3.01.19 North elevation revised
- C 16.11.18 Elevations annotation revised
- B 5.10.18 Updated for planning application
- A 16.8.18 Revised following client comments
- NO DATE REVISION

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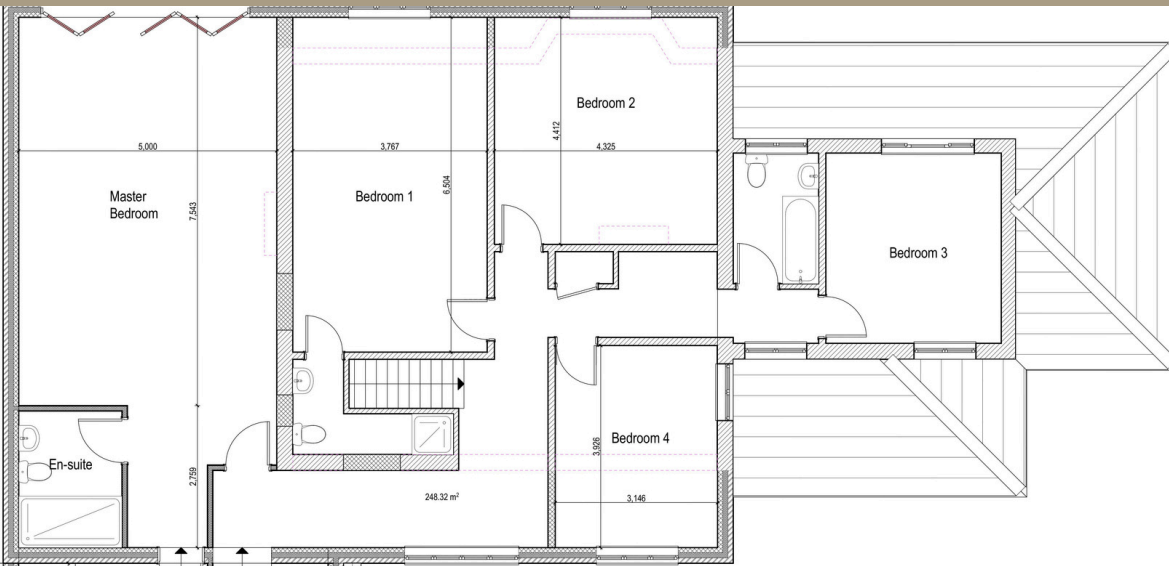
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CLIENT: [REDACTED]
 JOB: [REDACTED]
 TITLE: Extensions and alterations
 Proposed ground floor plan and East elevation and views
 DATE: 15.8.18 REV: F

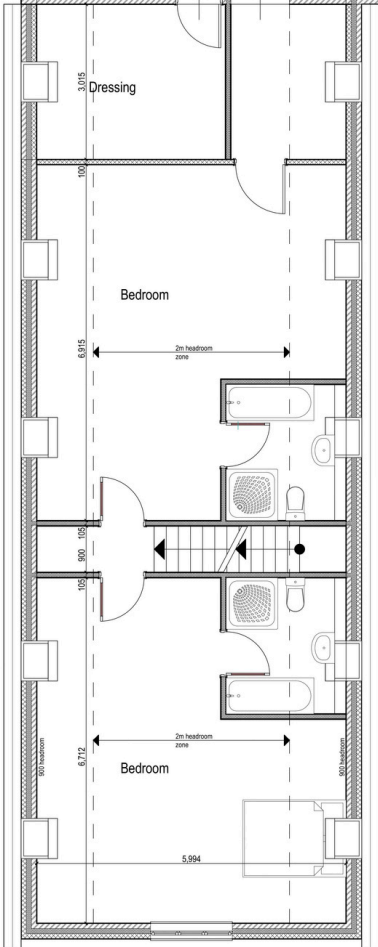
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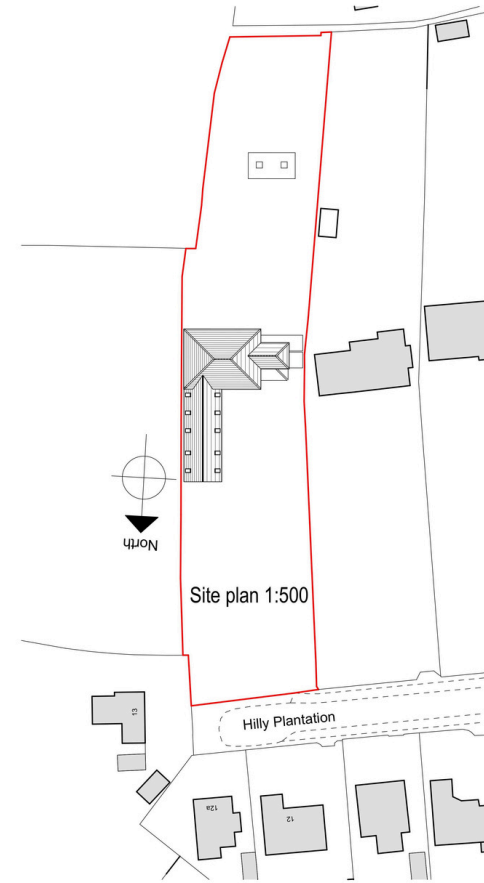
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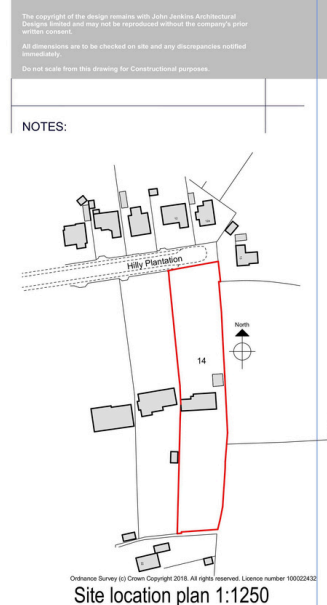
First Floor Plan Proposed



South elevation proposed



Site plan 1:500



Site location plan 1:1250

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NOTES:

- F 19.8.19 Revised following client comments
- E 3.7.19 Garage extended
- D 3.01.19 South elevation revised
- C 16.11.18 Elevations annotation revised
- B 5.10.18 Updated for planning application
- A 16.8.18 Revised following client comments

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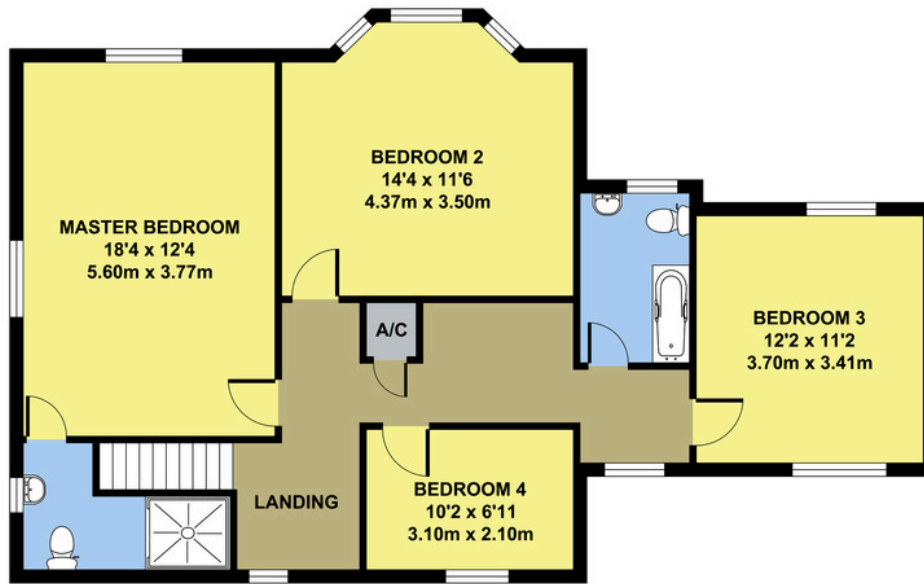
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CLIENT: [REDACTED]
 JOB: [REDACTED]
 TITLE: Extensions and alterations
 Proposed first floor plan and
 West elevation
 DATE: 15.8.18 REV: F

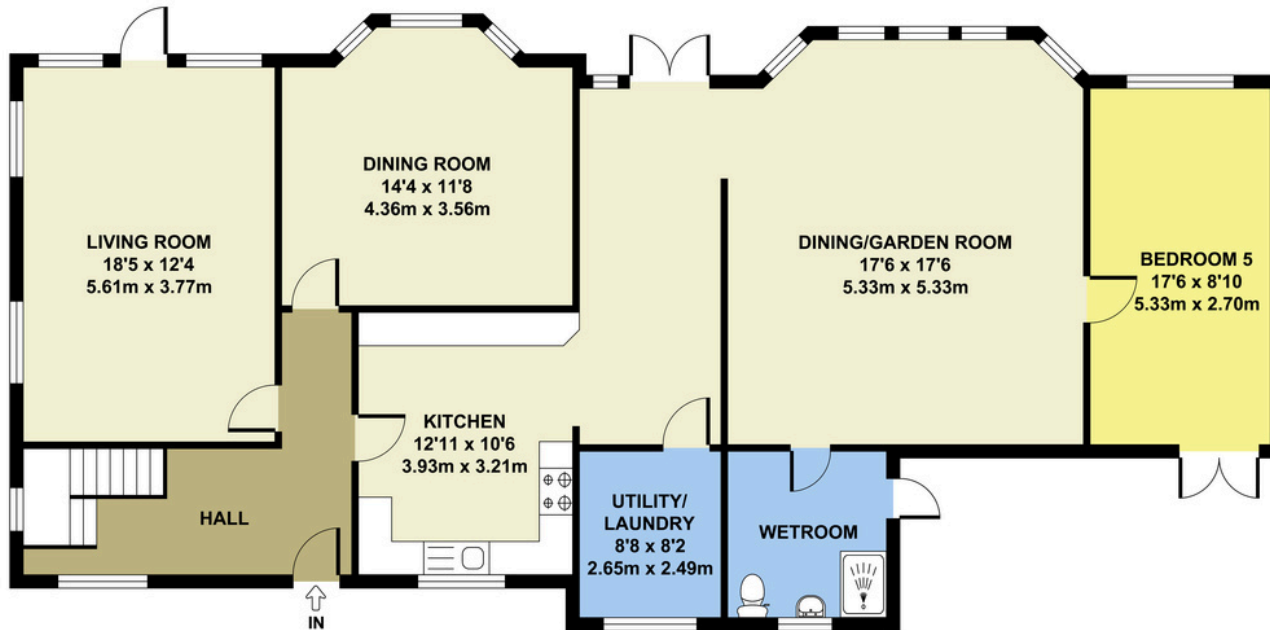
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UPPER FLOOR



LOWER FLOOR

Total approx area:
 218 sq. m
 2347 sq. ft.