



The Street, Norton Subcourse - NR14 6RR



The Street

Norton Subcourse, Norwich

With close to 1600 Sq. ft (stms) of accommodation and a NON-ESTATE 0.16 acre plot (stms), this sizeable family home enjoys a RURAL VILLAGE SETTING and flexible accommodation. With a NEWLY FITTED KITCHEN and a WOOD BURNER for that homely feel, the property is well presented and offered in MOVE-IN CONDITION. The hall entrance leads to a W.C, 16' SITTING ROOM with front facing window, 17' HIGH SPECIFICATION KITCHEN complete with APPLIANCES, open plan dining room, conservatory and UTILITY ROOM on the ground floor. Upstairs, FOUR BEDROOMS lead off the landing, with an EN SUITE to the main bedroom and built-in RE-FITTED FAMILY BATHROOM with contrasting tiling. Ample PARKING is provided on the GATED DRIVEWAY, with a SINGLE GARAGE adjacent. The rear garden includes a LARGE PATIO SEATING AREA, TIKI HUT - with power and lighting, and lawned expanse, with access to the replacement oil tank.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Detached Family Home Occupying a 0.16 Acre Plot (stms)
- Rural Village Setting with Field Views
- Close to 1600 Sq. ft (stms) of Accommodation
- 16' Sitting Room with Wood Burner
- 17' Refitted Kitchen
- Separate Dining Room & Conservatory
- Four Bedrooms, En Suite & Bathroom
- Well Stocked Garden with Open Rear Aspect

Norton Subcourse is a small rural village located South East of Norwich within close proximity to the larger village of Loddon and Market Town of Beccles. Surrounded by open countryside and spectacular walks all year round, the neighbouring village of Thurlton boasts a local shop, public house and primary schooling. Regular bus and excellent road links provide easy access to the nearby villages, Norwich City Centre and across to Haddiscoe/St Olaves for boating on the Norfolk Broads.

SETTING THE SCENE

Approached via a timber five bar gate and pedestrian access, a tarmac driveway offers off road parking and turning space with a further area of shingle driveway and the adjacent single garage. Gated access leads to the rear, whilst a wide variety of mature planting, shrubbery and trees offer a high degree of seclusion to the plot.



THE GRAND TOUR

Stepping inside the large welcoming hall entrance, fitted carpet runs underfoot and stairs rising to the first floor landing, with useful storage space below. Immediately to your left as you enter is the ground floor W.C complete with a two piece suite and tiled splash-backs, with an adjacent storage cupboard for coats and shoes. The main living space sits to the front of the property with dual aspect windows to front and side offering excellent natural light, with a feature cast iron wood burner creating a focal point to the room, with a tiled hearth and brick built surround. The kitchen and dining room offer separate rooms but also an open plan space with the kitchen offering a newly fitted range of wall and base level units with a high degree of built-in storage and contrasting work surfaces, with an inset ceramic butler sink and space for range style cooker with an extractor fan above. Bespoke splash-backs in a mirror style run around the work surface, with two windows to rear offering excellent garden views. A full suite of integrated appliances include a fridge, freezer and dishwasher, with a further utility room leading off and housing the laundry appliances including a washing machine and tumble dryer. The utility also houses the floor standing oil fired central heating boiler with tiled splash-backs and a door leading to the outside. The dining room is accessed from both the kitchen and the main hall entrance with wood effect flooring underfoot and sliding patio doors to the rear facing conservatory, sitting under a vaulted ceiling with tiled flooring and French doors lead into the rear garden.

Heading upstairs the galleried landing offers a fitted carpet underfoot and doors lead into the four bedrooms, with the two rear facing double bedrooms offering garden and far reaching field views, with wood effect flooring underfoot. A family bathroom sits adjacent, with a newly fitted three piece white suite including contrasting tiles, built in storage under the sink and a heated towel rail. The front facing double bedroom is used as a study with fitted carpet underfoot, and the main bedroom is an expansive

room with wood effect flooring underfoot, range of built-in wardrobes, and a door to a private ensuite shower room complete with tiled walls.

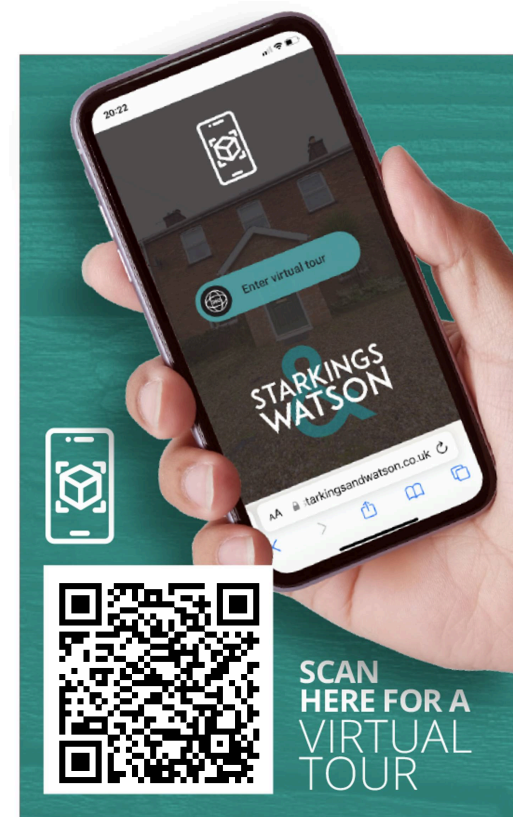
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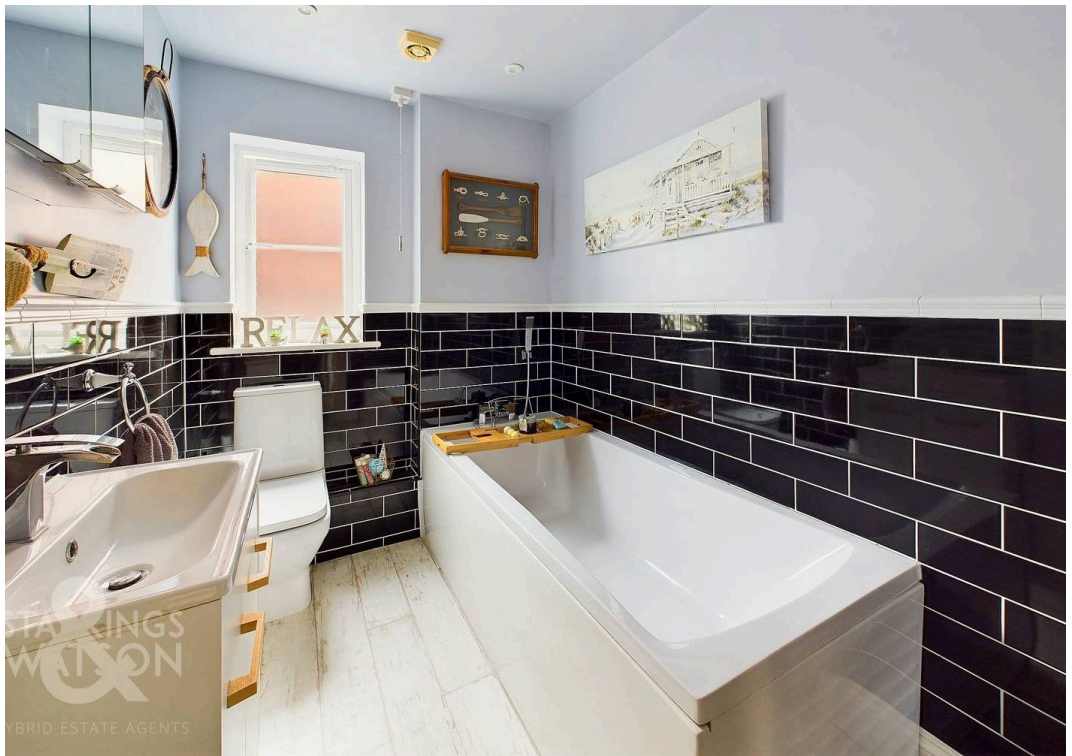
Postcode : NR14 6RR

What3Words : ///bluff.strong.witty

VIRTUAL TOUR

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







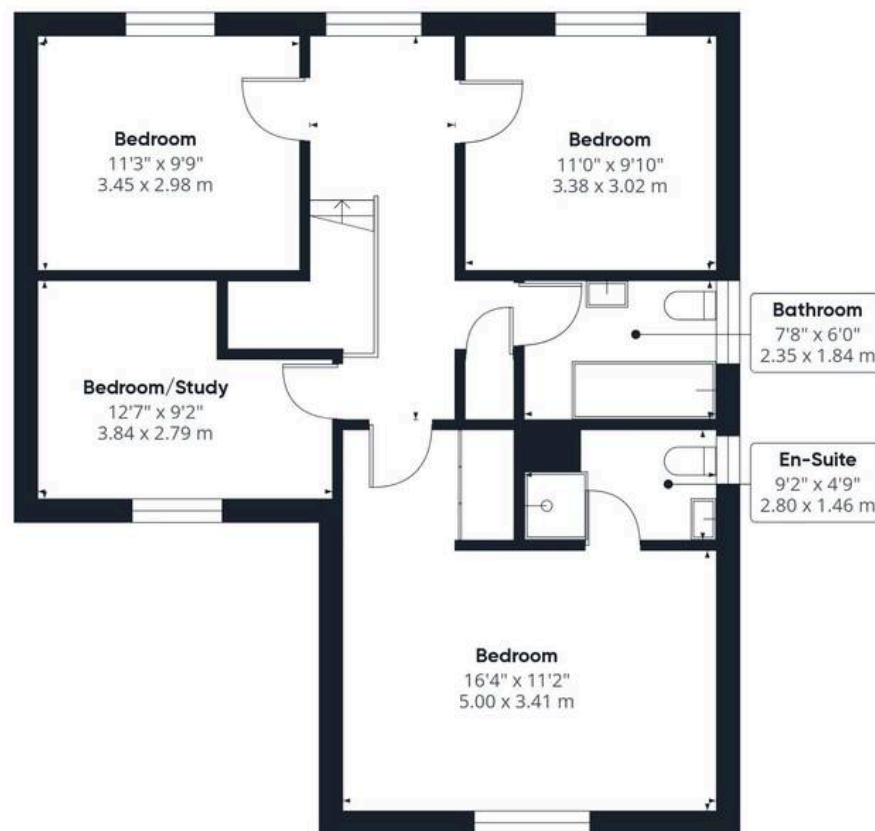
THE GREAT OUTDOORS

Heading outside the rear garden offers an extensive area of lawn with a range of planting to all sides and enclosed timber panel fencing. A storage shed and greenhouse can be found with a covered tiki hut to the far corner, creating the ideal outside entertaining space and bar area. A patio leads from the conservatory French doors offering a slightly elevated view of the garden with field views beyond. Gated access leads to the side of the property with an outside water supply, and access to the the garage complete with an up and over door to front, storage above, power and light.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1595.31 ft²
148.21 m²

Reduced headroom

12.22 ft²
1.13 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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