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Langley Green, Langley - NR14 6DG

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HYBRID ESTATE AGENTS



Langley Green

Langley, Norwich

This SUBSTANTIAL 2450+ Sq. ft (stms) DETACHED FAMILY HOME and ANNEXE offer a wealth of accommodation ideal for a growing family. The property boasts a FLEXIBLE LAYOUT with the option for a self-contained annexe if required, perfect for guests or multi-generational living. Situated on an approximate 0.60 ACRE PLOT (stms), the residence enjoys ample space both inside and out. Enter through the welcoming hall entrance to discover up to FIVE RECEPTION ROOMS providing flexibility for various living arrangements - including the SITTING ROOM, DINING ROOM, STUDY, conservatory and ANNEXE BEDROOM/LIVING SPACE. The well-appointed 21' KITCHEN and separate utility room cater to the demands of modern family life, whilst incorporating a ground floor bathroom and KITCHENETTE and EN SUITE WET ROOM to the annexe. With 5/6 BEDROOMS including the annexe, there is no shortage of private retreats. The MAIN BEDROOM features a DRESSING ROOM and EN SUITE bathroom for added luxury. THE GREAT OUTDOORS beckons at this impressive property, offering a harmonious blend of nature and comfort for the outdoor enthusiast. The extensive grounds provide a canvas for gardening enthusiasts or those seeking a natural sanctuary - including a LARGE LAWN, patio seating and SEVERAL OUTBUILDINGS including a GARAGE and 21' STUDIO.



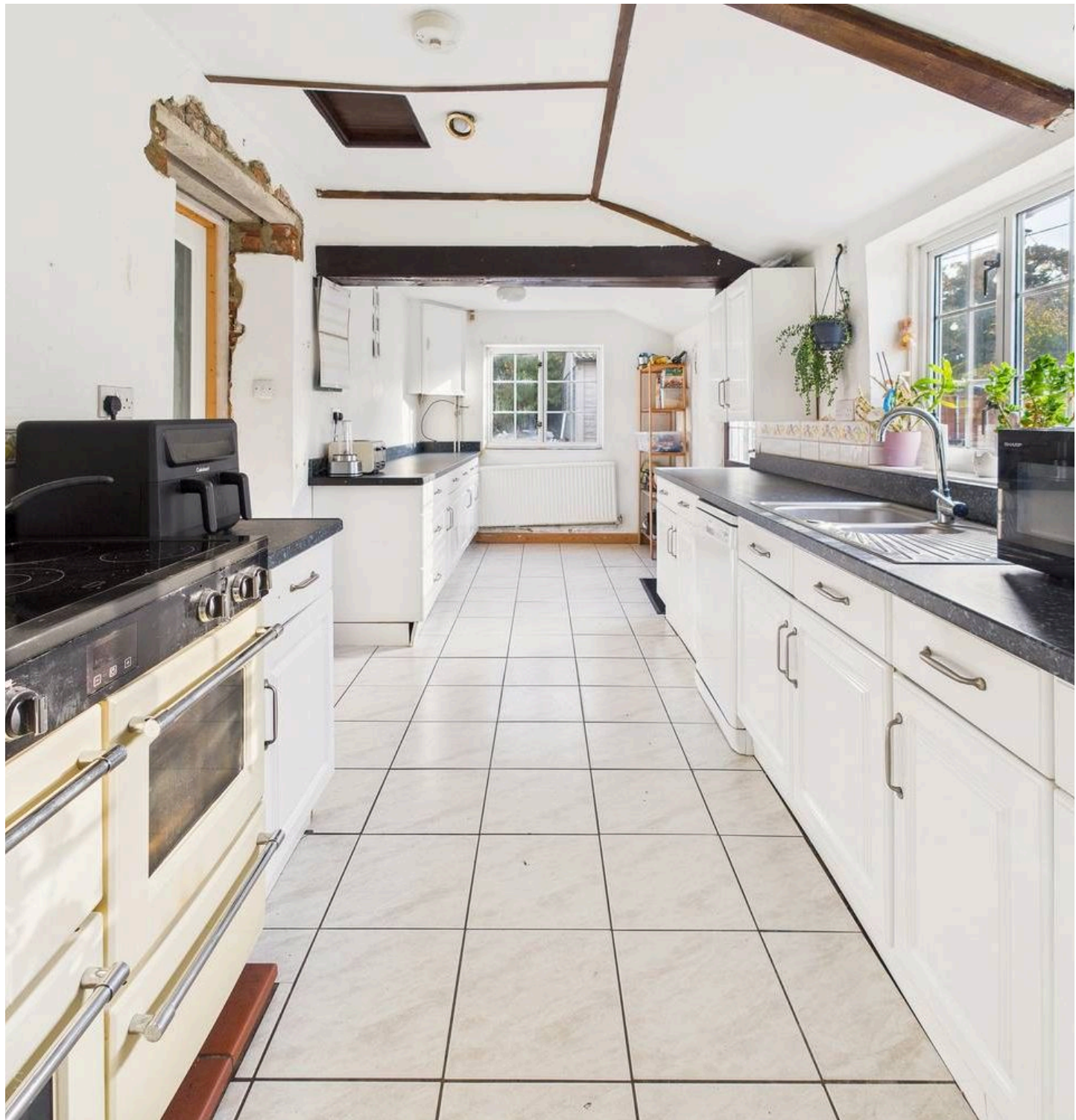
Council Tax band: E
Tenure: Freehold
EPC Energy Efficiency Rating: E

- Substantial 2450+ Sq. ft (stms) Detached Family Home
- Self Contained Annexe Accommodation if Required
- Approx. 0.60 Acre Plot (stms)
- Up to Five Reception Rooms
- 21' Kitchen & Separate Utility Room
- 5/6 Bedrooms including the Annexe
- Main Bedroom with Dressing Room & En Suite
- Large In & Out Driveway with Various Outbuildings

The village of Langley is set just ten minutes outside Loddon and offers a wealth of countryside pursuits and walks. Loddon is situated approximately 10 miles south east of Norwich. Offering an excellent range of local amenities which include schooling (primary, junior and secondary), dentist, doctors surgery, chemist, and library. A selection of shops including supermarket, hardware, newsagents and post office provide a range of provisions. A central car park, situated within the market place provides ample parking with good access to the amenities. Fantastic access to the Norfolk Broads can be found and pleasant countryside walks can be enjoyed.

SETTING THE SCENE

A shingled in and out driveway is fronted with a low level timber picket fence, providing a perfect entrance, with ample off road parking and turning space - ideal for family and visitors alike. A range of mature planting and shrubbery can be found to the boundaries, with a raised oil tank to one side, and gated access leading to the rear garden.



THE GRAND TOUR

Stepping inside, the hall entrance offers space for coats and shoes, with doors leading off to the two formal reception spaces. To your left hand side the dining/family room can be found with a feature open fireplace creating a focal point to the room, with wood flooring underfoot, and a walk-in bay window overlooking the frontage with ample space for soft furnishing and a dining table. Attractive wood panelling can be found to the walls, while stairs rise to the first landing. A door leads off to the rear facing kitchen offering dual aspect views and a door leading out - whilst offering a range of wall and base level units along with space for a range style electric cooker. Space is provide for general white goods including a dishwasher and fridge freezer, whilst a further door takes you to a useful utility space currently housing an American style fridge freezer along with laundry appliances. A built-in cupboard can be found to one side along with a door taking you to a useful ground floor family bathroom complete with a three piece suite with a mixer shower tap over the bath along with aqua board splashbacks. The formal sitting room is centred on a feature fireplace and an inset cast iron wood burner, with a front facing bay window, wood flooring underfoot and built-in storage cupboard. A door leads off to a study space with dual aspect views, along with wood effect flooring underfoot. The ground floor games room/annexe space offers potential with wood flooring underfoot and a useful built-in storage cupboard to one corner, with doors leading off to a kitchenette which includes integrated cooking appliances with an inset electric ceramic hob and built-in electric oven, space for general white goods including a fridge freezer and washing machine, with wood flooring underfoot and a door taking you to a rear facing conservatory - complete with fitted carpet and uPVC double glazing. Completing the ground floor is the walk in wet room, finished with a three piece suite including a twin head thermostatically controlled rainfall shower, with tiled walls and splash-backs and a built-in storage cupboard enabling the annex section to be self contained if required.

Heading upstairs, the landing is finished with wood effect flooring whilst offering rear facing windows overlooking the garden and fields beyond. Doors lead off to the bedroom accommodation. Starting at one end with the first of the double bedrooms which includes a range of built-in bedroom furniture and dual aspect views to front and rear. The adjacent bedroom is formed in an L-shaped design with a bespoke high level bed with storage under and further built-in wardrobe. The third bedroom is a comfortable double with wood effect flooring underfoot and a built-in wardrobe, the fourth bedroom being finished in a similar style. The main bedroom suite offers huge potential with either a further bedroom or walk-in wardrobe, whilst the bedroom itself includes built-in storage and front facing views with air conditioning, large walk-in wardrobe and adjacent ensuite - with a white four piece suite including a separate corner shower cubicle and panelled bath complete with tiled splash-backs and flooring.

FIND US

Postcode : NR14 6DG

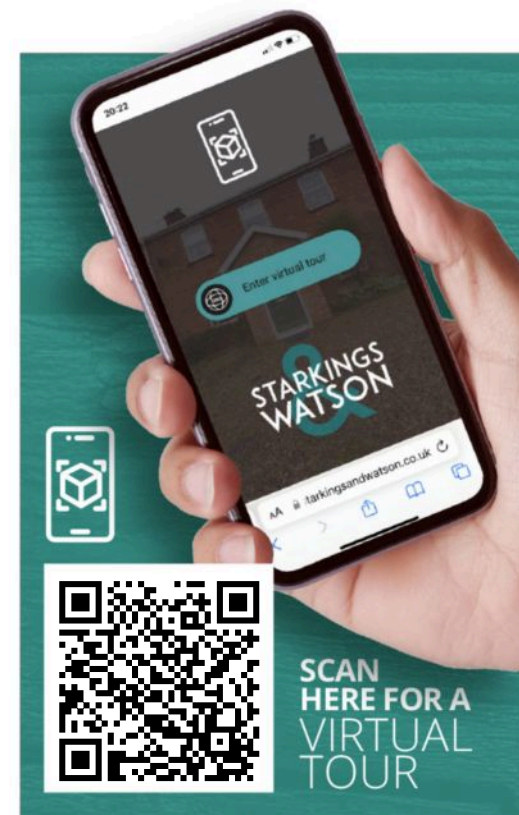
What3Words : ///reserve.functions.kebab

VIRTUAL TOUR

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

AGENTS NOTE

The property utilises a private septic tank.



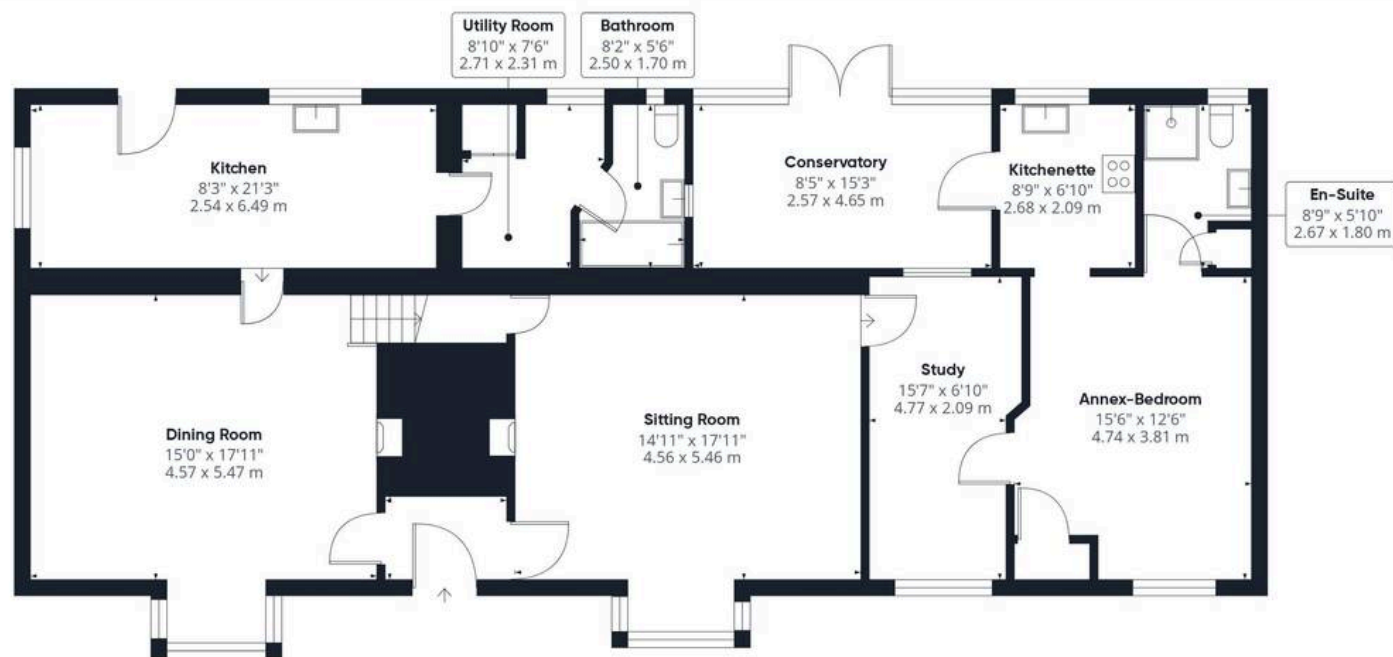




THE GREAT OUTDOORS

The rear garden is fully enclosed with a range of mature planting and shrubbery whilst being laid to lawn including a patio seating area which extends from the rear facing kitchen. A garage can be found to one side offering storage along with a further brick built studio outbuilding. A variety of trees, shrubbery and hedging can be found throughout the plot, whilst the rear boundary is enclosed with timber panel fencing for security and privacy, and gated access leads to the driveway.



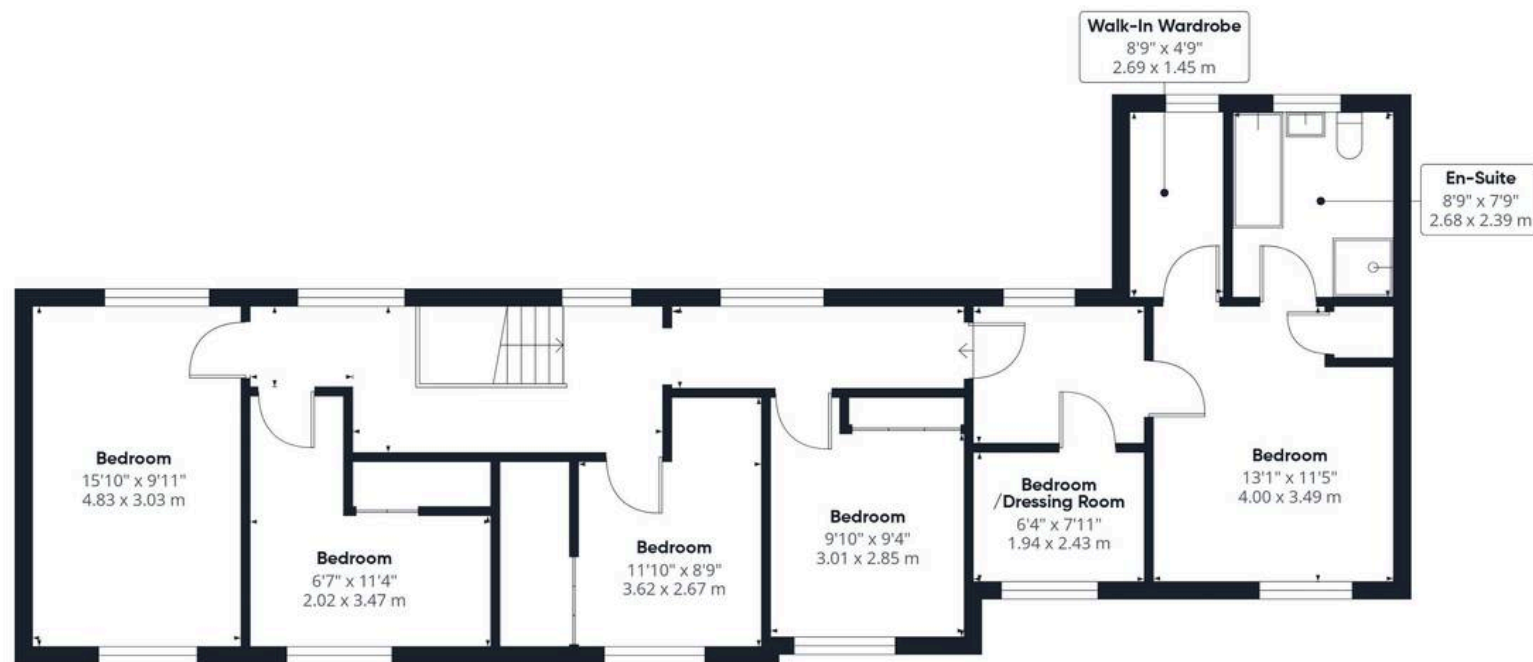


Ground Floor

Approximate total area⁽¹⁾

2453 ft²

227.8 m²



Floor 1

(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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.