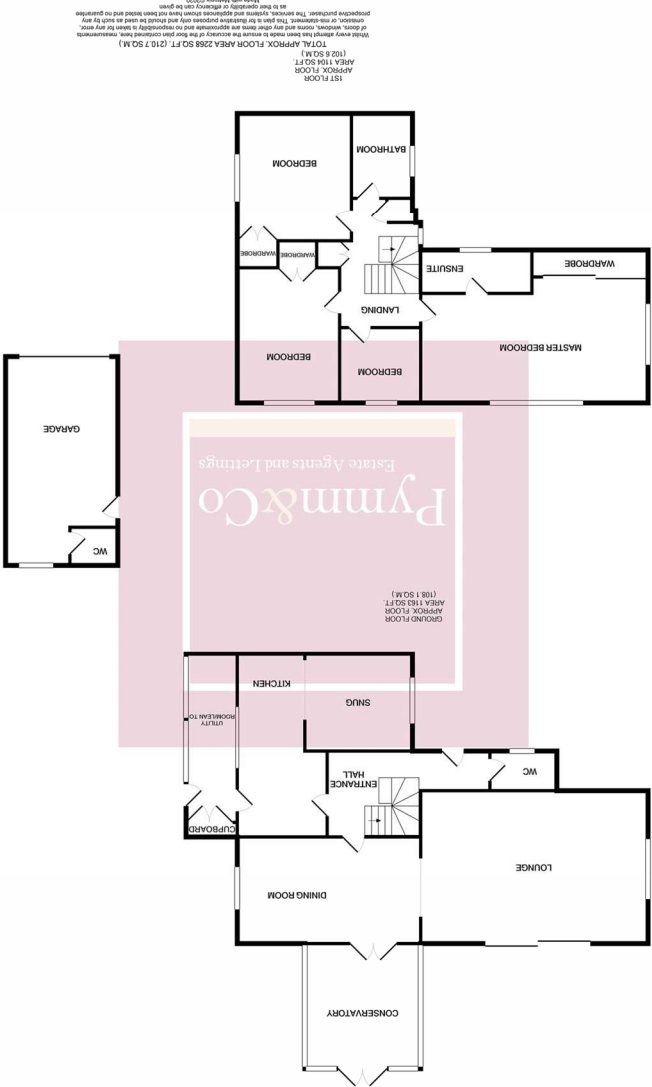


Multi office marketing across three local offices in and around Norwich

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SUBSTANTIAL DETACHED FAMILY HOME
Pymm & Co are pleased to offer this Exquisite 4 bedroom detached family home set on a generous plot fronting onto woodland with endless amounts of potential on offer. Situated 3.5 miles approx northeast of Norwich City centre the property is primarily located for access to the NDR as well as both the city and the vast amounts of beautiful countryside that lay only a stones throw from the front door which include fields and woodlands perfect for keen walkers and dog owners. The property is in need of some cosmetic updating but has been superbly maintained buy the current owners over the years and provides gas fired central heating and double glazed windows. The spacious accommodation throughout comprises a hall entrance with an adjoining cloakroom WC, a light and airy kitchen with provides access to a snug as well as a Utility Room/Lean To. There is expansive living space consisting of a 22" sitting room which flows perfectly with the dining room and conservatory to the rear creating a large open space ideal for entertaining and socialising. Upstairs off a gallery style landing are four well proportioned bedrooms, three of which boast built in wardrobes as well as an en-suite shower room to the impressive master. There is also a great sized family bathroom comprising a four piece suite.

Price £475,000

Grange Cottage, Salhouse Road, Sprowston/Rackheath
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Property details

Description Continued

Outside you will find a welcoming gateway to the drive which offers ample off road parking for multiple cars, a detached garage with light, power, boarded loft storage and a WC. To the rear you will be greeted by a beautifully mature enclosed wrap around garden mainly laid to lawn which makes this property absolutely perfect for a growing or established family. An early viewing is highly recommended to avoid disappointment so please call Pymm & Co today to book yours.

Entrance door to:-

Entrance Hall

16'3" (4.95m) x 7'9" (2.36m)

Doors to all rooms, stairs to the first floor, radiator, tiled floor and carpeted.

WC

6'8" (2.03m) x 3'8" (1.12m)

Single glazed window to the front, low level WC, wash basin, radiator, tiled floor.

Dining Room

18'4" (5.59m) x 10'9" (3.28m)

Double glazed window to the side, double doors to the conservatory, gas fire, opening to lounge, radiator.

Lounge

22'9" (6.93m) x 15'4" (4.67m)

Double glazed window to the side, double glazed sliding patio doors to the rear to the garden, radiator.

Conservatory

12'4" (3.76m) x 11'8" (3.56m)

Double glazed windows to the side and rear, double glazed French doors to the rear garden, radiator, tiled floor.



Bedroom 4

8'1" (2.46m) x 7'6" (2.29m)

Double glazed window to the rear, radiator.

Family Bathroom

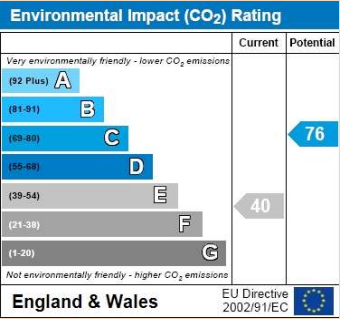
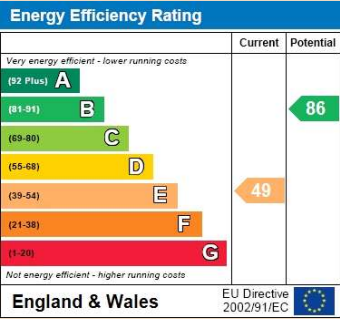
9'9" (2.97m) x 6'7" (2.01m)

Double glazed window to the side, panelled bath, walk-in shower cubicle, wash basin, low level WC, extractor fan, radiator.



Outside

Shared access to a tarmac driveway with parking for multiple cars leading to a Garage 21' x 11'3" with double glazed window to the rear, door to the garden, electric up and over door, light and power and staircase to loft space, door to a WC with a wash basin. The mature rear garden is laid to lawn with a selection of flower beds, two patio areas and a side gate.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

Please call 01603 305805



Kitchen

18'3" (5.56m) x 9'0" (2.74m)

Single glazed window to the side, fitted with a range of base and wall units, work surfaces, ceramic sink unit, integrated electric Neff oven x2, five ring Neff gas hob with extractor fan over, integrated Neff fridge, space for a dishwasher, radiator, tiled floor, door to lean-to, opening to the snug.

Snug

10'9" (3.28m) x 9'9" (2.97m)

Double glazed window to the side, radiator.

Lean-To/Utility

16'9" (5.11m) x 5'2" (1.57m)

Single glazed window to the side, mounted gas boiler, doors to the driveway, space for a washing machine and tumble dryer, radiator, cloaks cupboard, tiled floor.

First Floor Landing

14'5" (4.39m) x 8'1" (2.46m)

Double glazed window to the side, doors to all bedrooms and bathroom, airing cupboard, loft access, radiator.

Bedroom 1

22'9" (6.93m) x 13'2" (4.01m)

Double glazed windows to the side and rear, radiator, integrated wardrobe, door to:-

En-Suite

11'1" (3.38m) x 4'5" (1.35m)

Double glazed window to the front, shower cubicle, wash basin, low level WC, bidet, radiator.

Bedroom 2

12'4" (3.76m) x 11'4" (3.45m)

Double glazed window to the side, radiator, integrated wardrobe.

Bedroom 3

14'6" (4.42m) x 9'9" (2.97m)

Double glazed windows to the side and rear, radiator, integrated wardrobe.



