

# Arnolds | Keys



**Shallow Brook, Bridge Road, Colby, NR11 7EA**

**Guide Price £750,000**

- GENEROUS PLOT MEASURING OVER 2 ACRES
- BEAUTIFULLY PRESENTED
- TWO BATHROOMS
- GARAGE
- SUBSTANTIAL DETACHED BUNGALOW
- FOUR BEDROOMS
- STUNNING FIELD VIEWS
- ANNEX POTENTIAL



# Shallow Brook, Bridge Road, Colby, NR11 7EA

A beautifully presented detached bungalow nestled within the idyllic village of Colby. Boasting a substantial plot measuring approximately just over 2 acres to include 1 acre of woodland and stunning field views. The property offers bright and spacious accommodation with four bedrooms, two bathrooms, two reception rooms and even offers annex potential with a large garage with room over.



Council Tax Band: E



## DESCRIPTION

This beautifully presented detached bungalow is nestled within the idyllic village of Colby, just a short walk from the local primary school and ideally positioned between the popular market towns of Aylsham and North Walsham. The property was lovingly built by the current owners in the 90's and has been adapted over time to create spacious and beautifully presented accommodation with high attention to detail. What truly makes this home special is the space this property has to offer; situated on a substantial sized plot measuring approximately just over 2 acres with beautiful countryside views. The plot includes one acre of woodland, two ponds, a detached workshop, shed and summerhouse; all of which have been insulated. Internally, the home offers a spacious entrance hall, kitchen, living room, four bedrooms; one with an ensuite and a family bathroom. There is also an integral garage with a further bedroom above, allowing for the opportunity to convert into an annex if desired.

## ENTRANCE HALL

UPVC door to front entrance with obscure double glazed panels and glass side panel. Ornate ceiling, coving and three ornate ceiling roses, built in storage cupboard, two radiators and carpet flooring.

## BATH/SHOWER ROOM

Fitted with a four piece Villeroy & Boch suite comprising panel sided bath, wash hand basin vanity unit, low level WC and double walk-in Matki/Vado shower with rainfall shower head. Heated towel rail, ceramic wood effect tiled flooring, underfloor heating, American hard maple wooden ceiling with inset spotlights. Fully tiled with Villeroy & Boch.

## BEDROOM ONE

Double glazed bow window to front aspect, ornate ceiling rose and coving, radiator and carpeted floor.

## ENSUITE

Three piece Villeroy Boch suite comprising walk-in double Daryl shower unit, fitted with

Grohe Shower and ceramic tiling, low level WC, wash hand basin with cupboard under and heated towel rail, teak wooden ceiling with inset spotlights, underfloor heating.

## BEDROOM TWO

Double glazed window to rear aspect. Built-in wardrobe, carpeted flooring, ornate coving and ceiling rose.

## BEDROOM THREE

Double glazed window to rear aspect. Built-in wardrobe, carpeted flooring and ornate coving and ceiling rose.

## BEDROOM FOUR

Double glazed window to rear aspect. Carpeted flooring, ornate coving and ceiling rose.

## DINING ROOM

A dual aspect room with double glazed window to the side aspect and double glazed French doors leading to patio and rear garden, ornate coving and ceiling rose.

## KITCHEN

A dual aspect room with UPVC door and window to side, with a circular stained glass window. Fitted with bespoke hand made wall and base units with granite worktop over, integrated dishwasher, inset 1½ sink unit with mixer tap, NEF five ring electric induction hob with cooker hood over, 'Miele' electric oven, brick effect glass splashbacks, radiator.

## LIVING ROOM

Double glazed window to the side aspect. Floor to ceiling bay window to the rear. Multifuel Nestor Martin wood burner with marble surround and hearth. Ornate coving and ceiling rose, picture rail and radiator.

## DOUBLE GARAGE

Manual up and over door, stainless steel sink fitted with cupboard underneath, plumbing for washing machine and tumble dryer, cupboard housing the boiler, fully tiled floor and walls, stairs to first floor:



## LANDING

Door to partially boarded loft space and fifth bedroom;

## FIFTH BEDROOM

Stained glass window to front and Velux window to the side, radiator, solid walnut wood flooring.

## EXTERNAL

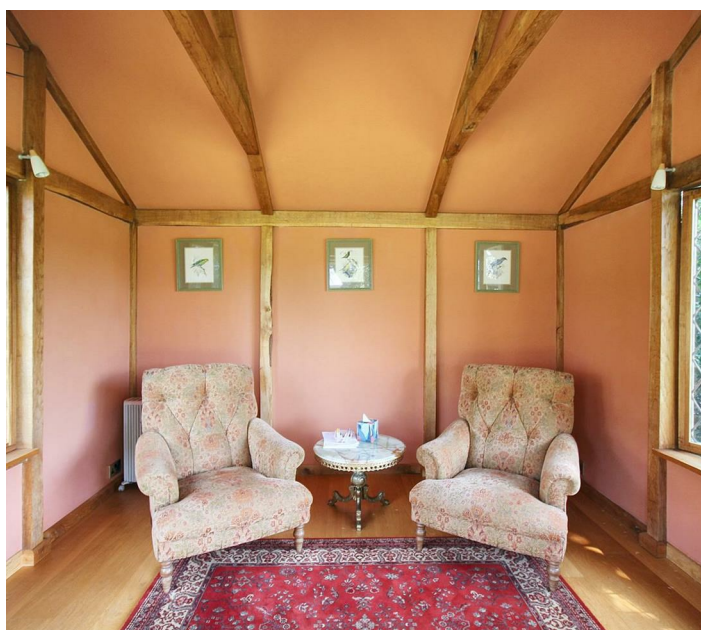
To the front the property features a brick weave driveway providing off road parking for multiple vehicles, there is access to the large garage and planted borders with a range of mature shrubs. To the rear of the property the stunning mature garden offers lawned areas, a man made pond and a range of mature flowers and shrubs. There is a shed which has been fully insulated and finished with a copper roof. There is also a timber framed workshop with tiled roof, which is double insulated with 'Echophon' sound proofing. The workshop is also fitted with wood work machinery and extractor fan system (for sale by extra negotiation) a wood burner and fitted with a stereo sound system. The summerhouse is oak framed with Western Cedar wood cladding and finished with a French tile roof. All outbuildings are fitted with sealed units.

Crossing a foot bridge over the stream leads you to an extension of the garden, a serene and private measuring just over an acre with lawned areas, mature trees, fruit trees and a natural pond.

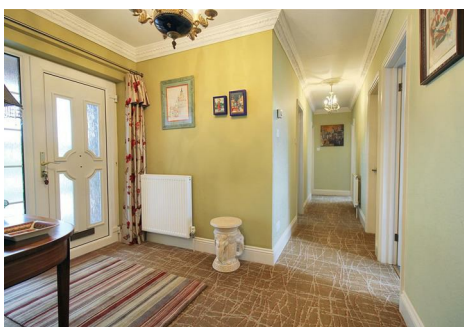
Beyond this, a pathway leads you to a further acre of woodland. Leading from the garden is also a track which leads you to the side of the property; allowing for vehicular access to the rear garden/workshop if desired.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, water and electricity connected.  
Oil fired central heating.  
Council tax band: E











## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

D

Approx Gross Internal Area  
171 sq m / 1844 sq ft



Ground Floor  
Approx 146 sq m / 1573 sq ft

First Floor  
Approx 25 sq m / 271 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.