

Aldreds
Estate Agents



Barley Picle 45 Norwich Road, Strumpshaw, NR13 4AG

£425,000



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£425,000

Barley Picle 45 Norwich Road

Strumpshaw, NR13 4AG

- Spacious detached chalet-style house
- Two double bedrooms
- Two reception rooms including a spacious first floor lounge
- Oil fired central heating
- Grounds of approx 1.25 acres STMS
- Conservatory
- Timber workshop, stores and summerhouse
- Driveway parking and carport
- Sought after village location
- Early internal viewing highly recommended to appreciate!

Aldreds are delighted to offer this spacious, detached chalet-style house, located in the sought after village of Strumpshaw. This nicely positioned property benefits from grounds of approximately 1.25 acres, subject to measured survey and is ideally suited to those looking for a property with generous garden or even for equestrian use. The well presented accommodation includes an entrance hall, kitchen, conservatory, bathroom, two double bedrooms, sitting room and an impressive first floor lounge with superb open views across the grounds to the rear. The property offers lots of off road parking, an adjoining car port, a selection of outbuildings including a spacious summer house, oil-fired central heating and uPVC sealed unit double glazed windows. Early internal viewing is highly recommended as properties of this type and location with generous grounds rarely become available.



Entrance hall

Part obscure glazed uPVC entrance door, radiator, power points, doors leading off

Walk in store 6'5" x 4'7" (1.98m x 1.4m)

Window to rear aspect, power points

Kitchen 13'6" x 11'10" at max (4.12m x 3.63m at max)

Window to side aspect, tiled flooring, radiator, former fireplace with timber mantle, airing cupboard housing hot water cylinder with immersion heater and oil-fired boiler for hot water and central heating, a range of fitted kitchen units with rolled edge work surface, tiled splash backs, sink drainer with mixer tap, electric cooker, doorway giving access to;

Rear hallway 10'0" x 2'11" (3.05m x 0.9m)

Window to side aspect, power points, electric meter cupboard, plumbing for washing machine, doors leading off.





Directions

From Norwich proceed on the A47 east, towards Great Yarmouth, continue straight ahead at the Brundall / Blofield roundabout and proceed for a further couple of miles through the single carriageway at North Burlingham. Turn right shortly after re-entering the dual carriageway at the junction by the white house and continue on towards the village of Lingwood, arriving on Lodge Road. Turn left into Station Road and right into Post Office Road. Proceed to the end of the road, passing the playing field to your left. At the T-junction, turn left into Chapel Road and continue over the railway crossing and proceed to the junction with Norwich Road, turn right into Strumpshaw, where the property can then be found a short way along on the right hand side, located by our 'For Sale' board.

Bathroom 10'0" x 8'0" (3.07m x 2.46m)

Two rear facing obscure glazed windows, part tiled walls, tiled flooring, tiled-in spa bath with mixer tap and shower attachment, pedestal hand wash basin, separate tiled shower cubicle, low level WC, heated towel rail.

Conservatory 18'0" x 11'5" (5.5m x 3.48m)

Of a uPVC sealed unit double glazed construction with a pitched polycarbonate roof, radiator, power points, glazed French doors leading to rear.

Dining room/Bedroom 13'5" x 12'0" extending to 14'1" into bay (4.09m x 3.66m extending to 4.3m into bay)

Bay window to front aspect, radiator, power points, original fireplace.

Bedroom 2 13'5" reducing to 11'11" x 11'10" (4.1m reducing to 3.64m x 3.63m)

Window to side aspect, radiator, power points, original fireplace.



Sitting room 13'6" x 11'11" increasing to 14'1" into bay (4.13m x 3.64m increasing to 4.3m into bay)

Bay window to front aspect, radiator, power points, mock fireplace with tiled hearth, television point, stairs leading to first floor.

First floor lounge 24'8" reducing to 20'6" x 20'1" at max (7.54m reducing to 6.25m x 6.13m at max)

A tremendous first floor living area with rear facing windows allowing a superb view across the garden to the paddock beyond, two radiators, power points, cupboard housing hot water header tank, timber fireplace surround with a pamment tiled hearth with electric coal effect fire and door giving access to;

Walk in store 6'3" reducing to 2'5" x 16'4" at max (1.91m reducing to 0.74m x 5m at max)

With loft access and light.

Outside

The property is approached with vehicular access to the front via a spacious shingled driveway leading onto an adjoining car port to the side of the property. The front garden is mainly laid to lawn with mature shrubbery and tree planting to borders with a front covered entrance with outside lighting. To the rear of the property is a mainly paved immediate garden area arranged over split levels with external lighting, well-stocked raised beds, small timber summer house and a timber workshop/store.

Timber workshop/store 14'5" x 10'11" (4.4m x 3.33m)

Timber built and sub-divided into two areas with windows to front, side and rear, power and lighting.

Land

Beyond the immediate rear garden is a large paddock area which is laid to grass with an orchard area with a variety of well-stocked fruit trees, greenhouses, polytunnels and stores as well as a timber built summer house. To the top end of the paddock is a gate giving access via a private lane off off Chapel Road.

Summer house 19'7" x 11'5" (5.97m x 3.49m)

Of a timber construction with an open plan lounge/dining area (5.97m x 3.49m) with windows to front and side aspects and glazed door to front,

Kitchen (4.71m x 2.29m) with glazed French doors to rear, window to side aspect, a range of fitted units with stainless steel sink drainer and a door giving access to WC with a chemical toilet and hand wash basin, window to rear. Please note: there is no mains electric or drinking water supply to the summer house.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Broadland District Council - Band C

Location

The attractive village of Strumpshaw is located to the East of Norwich, easily accessed from the A47 and conveniently located between the two railway linked villages of Brundall and Lingwood. The village is well known for the Stumpshaw Steam Museum and the Strumpshaw Fen RSPB Nature Reserve. The village also offers a tremendous local public house, The Shoulder of Mutton, whilst the nearest village shop is just into Lingwood on the Norwich Road.

Flood Risk

Information gained from from the LLFA (Lead Local Flood Authorities) via <https://www.gov.uk/check-long-term-flood-risk> has the location of this property as Low Risk for Surface Water Flooding and Very Low Risk from the Rivers and Sea

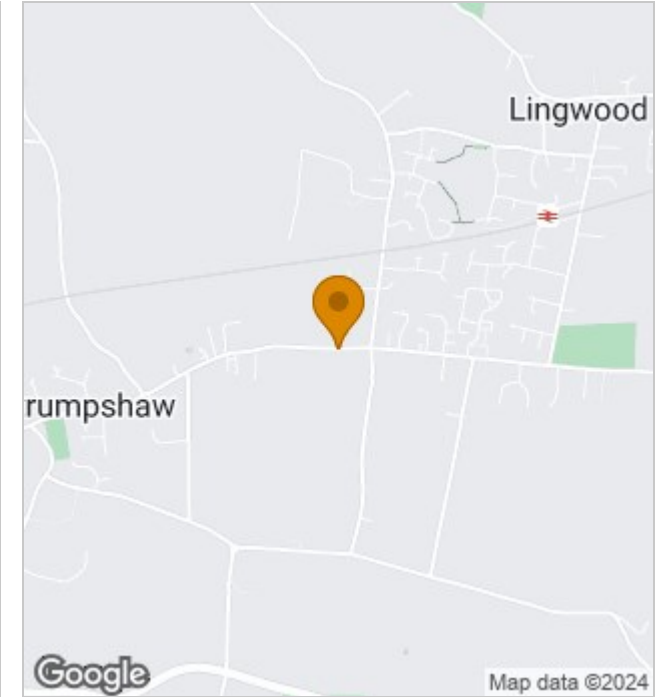
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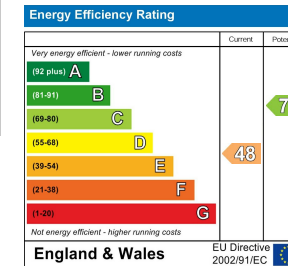
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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