



Terra Nova

Priory Road, St Olaves, Norfolk, NR31 9HQ

BROWN & CO







## Terra Nova, Priory Road, St Olaves, Norfolk, NR31 9HQ

An executive detached five-bedroom family home amounting to almost 3,000 sq.ft. which is in need of updating. Situated in superb gardens approaching 0.4 acres (STMS).

Within easy reach of the Norfolk broads and coastline.

Offers in Excess of £575,000



### DESCRIPTION

Terra Nova comprises a superb, executive detached five-bedroom family home, occupying a superb position at the top of Priory Road, surrounded by undulating woodland in an incredibly peaceful setting. The whole enjoys a wonderful plot approaching 0.4 acres (stms).

The property is approached at the front via a porch leading into a spacious reception hall which enjoys access to the sitting room, kitchen and delightful lounge, and there is also a cloakroom and understairs storage cupboard. The house flows particularly well with the dining room linking beautifully with the garden room, kitchen and lounge. Off the kitchen lies a very useful utility room with access to a shower room and the rear porch leading out to the gardens.

The extensive bedroom accommodation is located off the main landing. There are five bedrooms in total, and a family bathroom positioned off the landing. The principal bedroom with its dressing room and guest bedroom both enjoy en-suite shower rooms, whilst the remaining three rooms are all comfortable doubles.

Terra Nova is approached via a delightful minor road which services a small number of properties in this section of Priory Road. The house features a large brick weave drive bordered beautifully by the brick entrance and fenced boundary. There is

parking available for a number of vehicles at the front which leads up to the twin garage.

The gardens and grounds have been lovingly tended over the years, being mainly lawned and surrounded by a range of mature trees.

There is a terrace at the rear of the house which expands off the garden room providing a pleasant area to entertain. There is a large shed within the grounds which is remaining.

The whole is a super opportunity for a wide variety of buyers and requires updating throughout.

Services – Main's water, mains drainage, mains electricity, oil central heating.

### LOCATION

St Olaves is a Broads village on the River Waveney and conveniently located for access to Beccles, Norwich, Great Yarmouth and Lowestoft. Amenities in the village include a small shop by the bridge, a marina and boatyards, a public house, restaurant and a garage. A much wider range of amenities will be found in Beccles and Great Yarmouth. The Wherry railway line is situated at Haddiscoe which is on the other side of the river over the bridges and provides a service which runs between Norwich and Lowestoft with links to London and Cambridge. Leisure

facilities in the area include Caldecott Hall Hotel Golf & leisure club and Fritton Lake.

### DIRECTIONS

Leave Norwich via the A146 signposted Beccles and Lowestoft. Continue past Loddon and turn left at Hales onto the B1136 immediately past the petrol filling station. Remain on this road to Haddiscoe and upon reaching the junction with the A143 turn left and proceed through Haddiscoe towards Great Yarmouth. Continue over the bridges at St Olaves and then turn right into Priory Road. Continue along Priory Road until you reach Terra Nova which is located on the left-hand side.

### AGENT'S NOTES:

- (1) The property is being sold by a family member of an employee of Brown & Co.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871







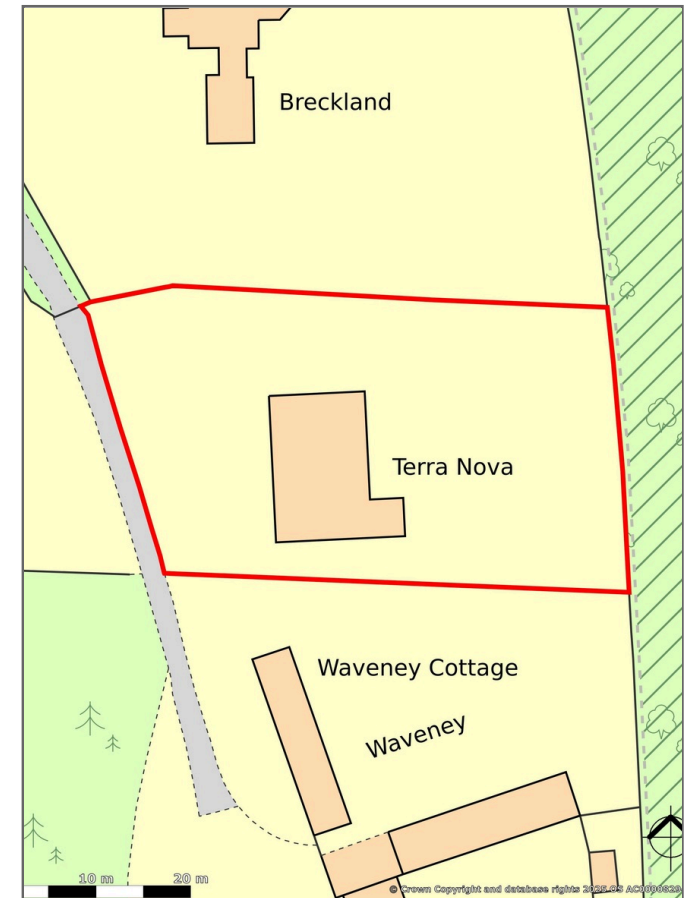
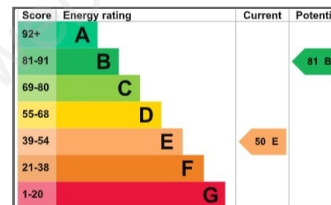
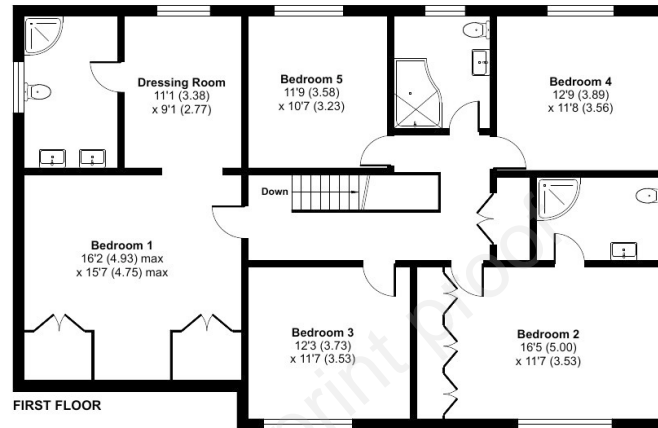
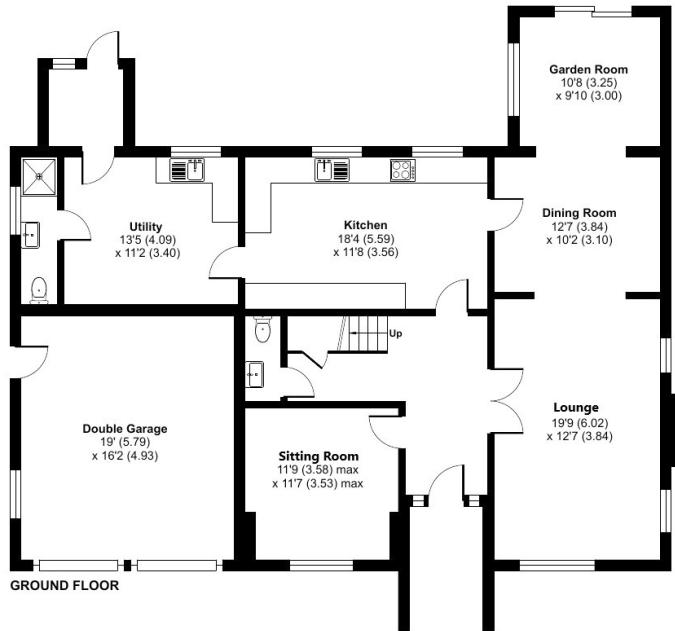




# Priory Road, St. Olaves, Great Yarmouth, NR31

Approximate Area = 2688 sq ft / 249.7 sq m  
Garage = 299 sq ft / 27.7 sq m  
Total = 2987 sq ft / 277.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Brown & Co. REF: 1225361

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