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*Orchard End,*  
Bergh Apton, Norfolk.

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ESTATE AGENTS

A superb opportunity to purchase this attractive and deceptively spacious detached home situated on a 0.5 acre plot in the popular South Norfolk Village of Bergh Apton. The property owned and occupied by our vendor since 1957 is now in need of cosmetic updating but is testament to its position providing 66 years of happy occupation. The property has grown with the current family whilst still providing ample space to add to this or potential to further develop the site (stpp). Internally the space boasts 1780 sq.ft of accommodation with three bedrooms, generous sitting room and family kitchen along with a variety of potential working and utility spaces. Externally the plot boasts a superb frontage which hides the extensive plot and stunning views at the rear. Viewing is essential.

#### Accommodation comprises briefly:

- Sitting Room (22.ft)
- Kitchen/Dining Room (22.ft)
- Conservatory
- Office
- Study • Ground Floor Wet Room
- Two Lavatories
- Ground Floor Master Bedroom
- First-Floor Double Bedroom • First-Floor Single Bedroom
- Ample Parking & Garage • 0.5 Acre Plot

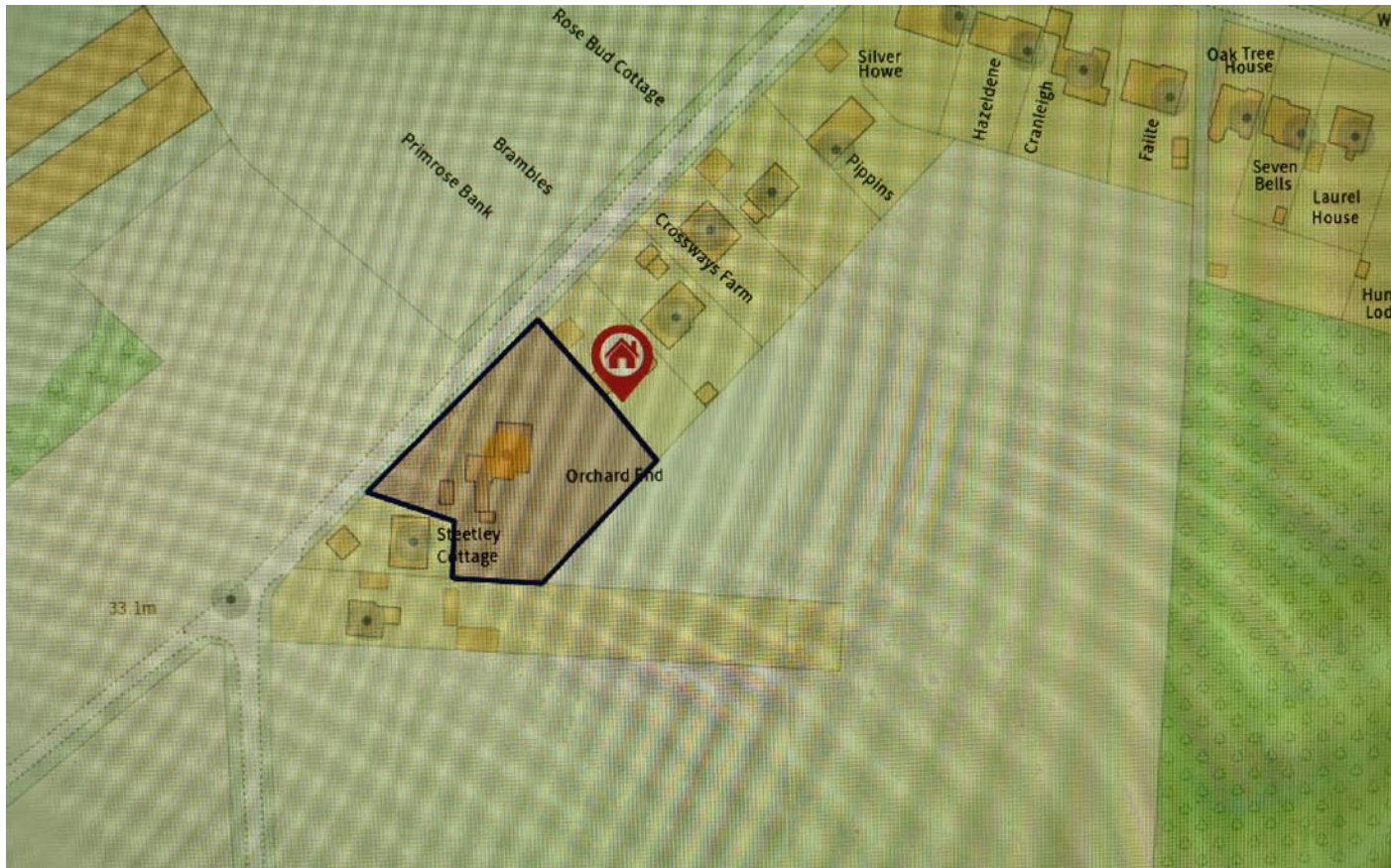
#### Property

Entering Orchard End via the front door we are welcomed by the entrance lobby which in-turn opens to the entrance hall where the feeling of space that flows throughout the home is instantly apparent. At the front of the property leading off the hall we find both the wet room and separate cloakroom whilst passing the airing cupboard we step toward the living space. At the rear of the property we find the sitting room, at over 22.ft this superb room is designed around family living and entertaining alike, a feature fire place houses the wood burning stove and provides a charming focal point whilst our eye is drawn to the two large windows looking onto the garden, in particular the extended bay which offers an ideal seating area and far reaching views of the garden and meadow. Back in the hall we enter the impressive kitchen dining room mirroring the space in the sitting room. A range of fitted units line the kitchen area with the sink sat below a window looking to the front aspect, whilst in the dining room the aga offers a warming focal point and French doors open to the conservatory and large store cupboard to the rear. From the kitchen two internal doors lead to the versatile office area and inner lobby which passes the second cloakroom and opens to to the oversized single garage/workshop space. Returning to the hall we find the first of the bedrooms, a generous double enjoying two windows looking to the eastern boundary, adjacent we step into the study where stairs rise to the first floor landing. The landing opens to the two first floor bedrooms. At the front we find an 'L' shaped single bedroom enjoying the open field views and providing access to the eaves storage whilst at the rear an impressive double room looks over the rear garden and meadows beyond. Again we find eaves access and a door opening to the main loft area. This completes the accommodation.









### Outside

Situated on an unassuming plot enjoying open views to both the front and rear aspect and opening up to offer an impressive half an acre of ground we plot we find Orchard End. From Church Meadow Lane we approach the property via the in and out driveway which provides ample parking, turning and access to the oversized single garage. A path leads us to the front door whilst access to both sides of the house opens to the impressive space to either side of the property. On the eastern boundary we find a former Orchard Area which has been cleared in the main whilst on the western boundary and leading from the conservatory we find an extensive area of patio, lawn and hardstanding with a variety of sheds and the site of the former second garage, this space is framed by established trees and shrubs and opens to the generous rear plot. At the rear the garden is soaked in sun from the southerly aspect and enjoys an uninterrupted view of the meadow space beyond. The plot has recently been cleared to provide a blank canvas for a new owner.

### Location

Orchard End is situated on a quiet road on the edge of Bergh Apton, approximately 2.6 miles distance of the village of Poringland. This village offers a complete range of amenities including, Budgens, Post Office, library, Doctors, Dentists and two Public Houses. In addition Bergh Apton is an easy commute to the town of Loddon and city of Norwich. Loddon provides many amenities including schools, nurseries, shops, Post Office, Churches, Doctor's Surgery, Dentist, library, pubs and access to the Broads network. The property is in catchment areas for both Hobart High School in Loddon and Framingham Earl High School and within walking distance to Alington Primary School, recently rated as outstanding by Ofsted. The Cathedral City of Norwich is about 15 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Electric Heating. Oil fired Aga. Mains water & electric. Mains drainage.

Energy Rating: E

## Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR14 1BH

## Tenure

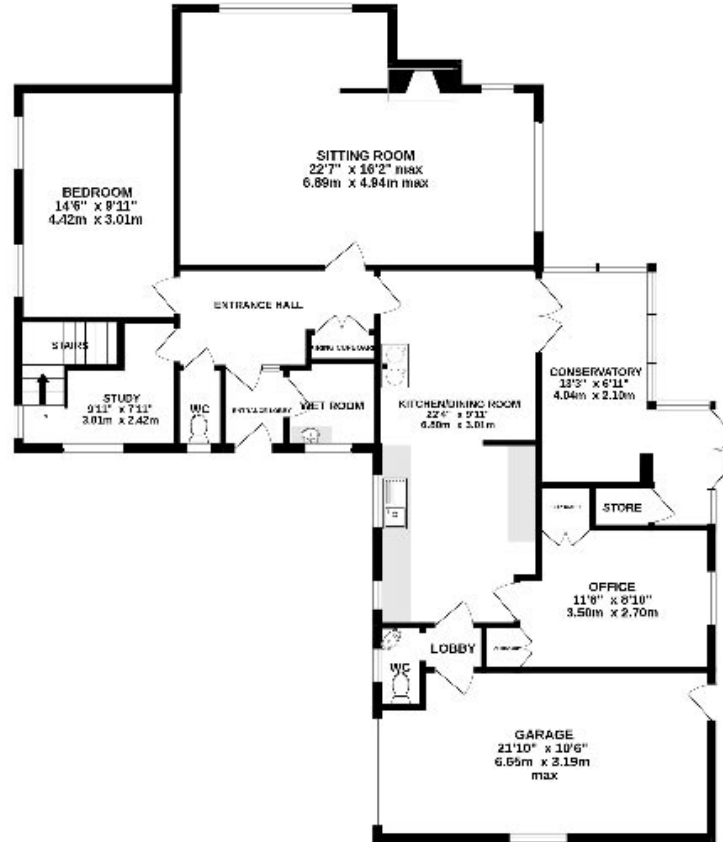
Vacant possession of the freehold will be given upon completion.

## Agents' Note

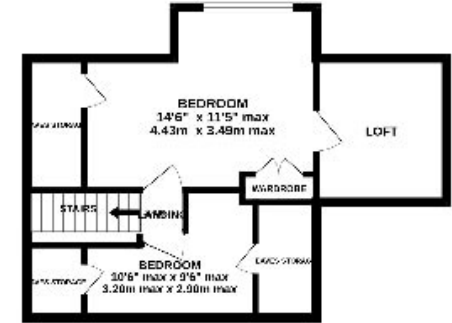
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £500,000**

GROUND FLOOR  
1306 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 1790 sq.ft. (165.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other fixtures are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, appliances and appliances shown are not shown to be located at the ground level or their operability or otherwise can be given. Made with Blueprints 02/25

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.