



## 6 STARLING RISE

CROMER, NR27 0NJ

£595,000  
FREEHOLD

In the charming village of Sidestrand, this exquisite detached chalet bungalow at Starling Rise offers a perfect blend of comfort and space. With five bedrooms, this property is ideal for families or those seeking ample room for guests. The layout includes two inviting reception rooms, providing versatile spaces for relaxation and entertainment.

One of the standout features of this property is the extensive parking available for up to six vehicles (inc garage space), a rare find that adds to the practicality of this home. Whether you have multiple cars or enjoy hosting friends and family, this feature will undoubtedly be appreciated.

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## 6 STARLING RISE

- Detached Chalet Bungalow • Double Garage • Ample off road parking • Two ensuite • Well kept gardens • Sought after location • Open plan kitchen dining room • Early viewing advised • \*\* CHAIN FREE

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### Sidestrand Area

The North Norfolk village of Sidestrand is situated just inland from the coast and to the east of the famous Edwardian seaside resort of Cromer, which is about 1½ miles. Cromer has excellent shopping, banking and transport facilities, and is of course famous for its sandy beaches. There are also excellent sandy beaches nearby at Overstrand. The area was immortalised as Poppy Land at the end of the 19th century by the author and drama critic Clement Scott following his visit to Overstrand in 1883. The area became immensely fashionable with summer visitors and Scott's poem, The Garden of Sleep, describes the church at Sidestrand, which is opposite the house.

Cromer also has a railway station with regular trains to Norwich, with connecting trains onwards to London Liverpool Street. The picturesque Georgian town of Holt, renowned for its excellent independent shops, is also the home of Gresham's Public School, and is about 10 miles away. Beeston Hall Preparatory School is about 5 miles along the coast near West Runton. There are good schools in the state sector in Cromer, as well as Paston Sixth Form College at North Walsham.

### Overview

**\*\*CHAIN FREE\*\***

This spacious 4/5 bedroom, 3 bathroom detached chalet bungalow with a double garage and ample off road parking is set back from the main road and accessed via a shared driveway (leading to private driveway), lovely gardens and beautiful countryside views.

Located in the quiet village of Sidestrand, this property comprises of five bedrooms (two with Ensuite), two reception rooms and space for up to SIX cars.

### Entrance

The entrance opens into a hallway with door to the living room to the right, opening to the kitchen/dining straight ahead and door to a further hallway on the left. There are also double doors to an airing cupboard and a single door to coat/shoe storage. A wall mounted radiator, alarm system, carpeted floor, and stairs to the right.

### Living Room

Corner feature brick fireplace with heather brown quarry tiled hearth and timber mantel. Window to front aspect with sliding double door also to front aspect looking onto beautifully maintained lawn and garden. Two wall mounted radiators, two ceiling lights, TV point, telephone point and carpeted floor.

### Kitchen/Dining Area

The kitchen comprises of base and wall units with a stone effect laminate worktop housing a brown one and a half bowl sink and drainer with a colour complementing mixer tap. Integrated dishwasher, space for under counter fridge/freezer, under unit lights and shelving, gas four ring hob, mid height oven and corner chimney cooker hood. The kitchen area has mosaic tile splashback and stone effect vinyl flooring with the dining area having carpeted floors. There are three windows to the rear aspect with the middle one being full room height and another window to the side aspect.

### Hallway

Window to the front aspect, doors leading to Bedroom 1, Bedroom 2 and the Family Bathroom, wall hung radiator and carpeted floor.



### Bedroom 1

Two windows to the rear aspect, two wall mounted radiators, built in wardrobe/storage, TV point, carpeted floor and door to Ensuite 1.

### Ensuite 1

Obscured window to rear aspect, bath with grab bars, pedestal basin, single flush close coupled WC, wall mounted radiator, walls half tiled with floral feature tiles and neutral vinyl floor.

### Bedroom 2

Two windows to the rear aspect, two wall mounted radiators and carpeted floor.

### Family Bathroom

Obscured window to side aspect, bath with grab bars, pedestal basin, single flush close coupled WC, wall mounted radiator, walls half tiled with floral feature tiles and neutral vinyl floor. Walls fully tiled in shower, shower tray, bifold door, electric shower and grab rail.

### Utility Room

Window to side aspect, obscured glazed door to side aspect, base and wall units with stone effect laminate worktop with stainless steel single bowl sink and mixer tap, wall mounted radiator, tiled splashback and tile effect vinyl flooring. The utility room also houses the boiler and doors to Bedroom 3/Study and the Double Garage.

### Bedroom 3/Study

Window to side aspect, telephone point, wall mounted radiator and carpeted floor.

### Bedroom 4

Window to front aspect and Velux window, wall mounted radiator, TV point and door to Ensuite 2.

### Ensuite 2

Velux window to side aspect, pedestal basin, single flush close coupled WC, wall mounted radiator, walls half tiled with patterned feature tiles and neutral vinyl floor. Walls fully tiled in shower, shower tray, bifold door and electric shower.

### Bedroom 5/Study

Large window to rear aspect and two Velux windows, wall mounted radiator, TV point and built in storage cupboard.

On a clear day, this room has a lovely sea view, great to wake up to and enjoy!

### Double Garage

Window to side aspect, two motorised up and over doors, hatch to roof space, fluorescent tube lighting, unfinished concrete floor and electrics for tumble dryer/freezer.

### Front Garden

A very well kept garden with a multitude of different shrubs and maintained lawn. The driveway approach to the garage is gravel and leads to the left hand side of the building and to the rear garden via gravel path. A paved path leads to a patio area to the front of the house with paved pathway to the right hand side of the property again leading to the rear garden.

### Rear Garden

The rear garden can be accessed from either side of the house and comprises of a mainly grassed area with trees and shrubs to the borders a greenhouse is central to the garden with a shed near to the left hand access. a small fence encloses the garden with views straight over field and woods to the rear.

## FIELDFARE 6 STARLING RISE





Ground Floor



Floor 1

Approximate total area<sup>®</sup>

1760.64 ft<sup>2</sup>  
163.57 m<sup>2</sup>

Reduced headroom

44.97 ft<sup>2</sup>  
4.18 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



#### Energy Efficiency Rating

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