



Church Farm Watton Road, Colney Norwich NR4 7TX

welcome to

Church Farm Watton Road, Colney Norwich

IDYLIC LOCATION WITH RIVER FRONTAGE ON THE OUTSKIRTS OF NORWICH William H Brown are pleased to offer to the market this Detached Barn conversion with exposed beams being offered to the market with no onward chain!!



Entrance Hall

Door to front aspect, parquet flooring, wall lighting, electric radiator, meter cupboard, under stairs cupboard, doors to lounge, dining room, wc, kitchen and utility room / rear lobby, stairs to first floor landing.

Lounge

19' 7" plus bay x 17' 10" (5.97m plus bay x 5.44m)
Double glazed bay window to front aspect, double glazed windows to rear and side aspect, , exposed beams, wall lighting, exposed brick wall, electric fire, electric radiator, double glazed french doors to front aspect overlooking garden.

Dining Room

9' 9" x 15' 6" (2.97m x 4.72m)
Double glazed window to front and side aspect, exposed beams, parquet flooring, electric radiator.

Kitchen

9' 3" x 12' 11" (2.82m x 3.94m)
Double glazed window to rear aspect, fitted kitchen with a range of wall and base units, roll top work surfaces over, inset stainless steel one and a half bowl sink and drainer, eye level cooker, ceramic hob, integrated fridge, integrated dishwasher, LVT flooring.

Utility / Rear Lobby

11' 11" max x 16' 1" max (3.63m max x 4.90m max)
Fitted with a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer storage cupboard housing freezer, large utility cupboard housing washing machine and tumble dryer, electric radiator, double glazed door and windows to side aspects leading to patio courtyard and parking area.

Landing

Stairs leading from entrance hall to first floor landing, airing cupboard, loft access, electric radiator, doors to all bedrooms and bathroom.

Bedroom One

17' 4" narrowing to 9' 8" x 19' 6" (5.28m narrowing to 2.95m x 5.94m)
Double glazed door to front and rear aspect, exposed beams, wall lighting, electric radiator, door to en suite.

En Suite

Double glazed window to rear aspect, suite comprising shower cubicle with electric shower, low level wc, pedestal sink, electric towel rail, extractor fan.

Bedroom Two

10' plus bay x 15' 10" plus wardrobes (3.05m plus bay x 4.83m plus wardrobes)
Double glazed window to rear aspect, exposed beams, wall lighting, electric radiator.

Bedroom Three

9' 4" x 12' 1" (2.84m x 3.68m)
Double glazed window to front aspect, exposed beams, wall lighting, electric radiator.

Bathroom

Double glazed window to rear aspect, suite comprising bath with electric shower over and glass screen, part tiled walls, pedestal sink, low level wc, shaver point, electric towel rail.

Outside

Externally the property is approached via a shared road with access to the property from the front and rear. The front access is via a gated walled garden with patio leading to the front door with a rolling garden laid to lawn that leads to the river through mature trees and spring flowering bulbs. The garden offers a covered stable area that is used for outdoor entertaining and games whilst there is also the advantage of a storage shed, double garage and additional parking to the rear of the property.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Church Farm Watton Road, Colney Norwich

- BARN CONVERSION
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- WC, BATHROOM AND ENSUITE TO MASTER
- DOUBLE GARAGE AND PARKING

Tenure: Freehold EPC Rating: F

guide price

£550,000



directions to this property:

Head out of Norwich via the Earlham Road which will then become the Watton road. Just past the Turning for Colney Lane and the hospital take a right hand turn into Church Farm where the property will be located on your left hand side.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
UNR105702 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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