



Broadgate Lane, Great Moulton, Norwich, NR15 2HX

Guide Price £450,000



Property Features

- No onward chain
- Agricultural tie
- Approx 4.5 acre (sts)
- Council Tax Band C
- Established woodland
- Freehold
- Far reaching rural views
- Energy Efficiency Rating TBC.
- Secluded position

Full Description

Set back from a small country lane, the property is found towards the outskirts of the village of Great Moulton surrounded by the unspoilt rural countryside on the south Norfolk borders and enjoying a particularly pleasing tranquil situation. The traditional village of Great Moulton is associated with the neighbouring village of Aslacton and are found within close proximity to the village of Long Stratton lying four miles to the east which offers a wider array of many day to day amenities and facilities. The historic market town of Diss is situated eight miles to the south offering a more extensive range of amenities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

The property comprises a three bedroom detached bungalow, understood to have been built in the 1980s of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with upvc double glazed windows and doors, whilst being heated by a solid fuel fire via radiators. Internally the property offers spacious and well laid out accommodation with the potential to be further extended if required or desired. The bungalow has just been recently redecorated and enjoys well proportioned rooms flooded by plenty of natural light.

The grounds extend to the regions 4.5 acres essentially separated into two areas with established woodland lying to the northern boundaries and predominantly making up half of the plot size, running adjacent to a large meadow and in all surrounded by the idyllic rural countryside with far reaching views.



The rooms are as follows:

ENTRANCE HALL: 11' 9" x 3' 7" (3.59m x 1.11m) A pleasing and spacious first impression with access to the bedrooms, reception room, kitchen, bathroom and wc. Built-in airing cupboard to side.

RECEPTION ROOM: 10' 4" x 14' 6" (3.17m x 4.44m) Double aspect room found to the rear of the property having fireplace to side with solid fuel stove upon a tiled hearth and brick and stone surround.

KITCHEN/DINER: 10' 4" x 13' 11" (3.15m x 4.25m) Found to the rear of the property having views and access onto the gardens, the kitchen has just recently been replaced and offers a good range of wall and floor units, roll top work surfaces, four ring electric touch hob with extractor above and oven below, inset one and a half bowl sink with drainer and mixer tap, fitted dishwasher and space for washing machine.

BEDROOM ONE: 9' 6" x 14' 5" narrowing to 12' 2" (2.91m x 4.40m narrowing to 3.71m) With window to the front aspect being a spacious double bedroom having double built-in storage cupboard to side.

BEDROOM TWO: 9' 6" x 9' 6" (2.92m x 2.91m) With window to the front aspect being a double bedroom.

BEDROOM THREE: 9' 6" x 8' 5" (2.92m x 2.59m) With window to front access from the reception room lending itself for a number of different uses if not required as a bedroom.

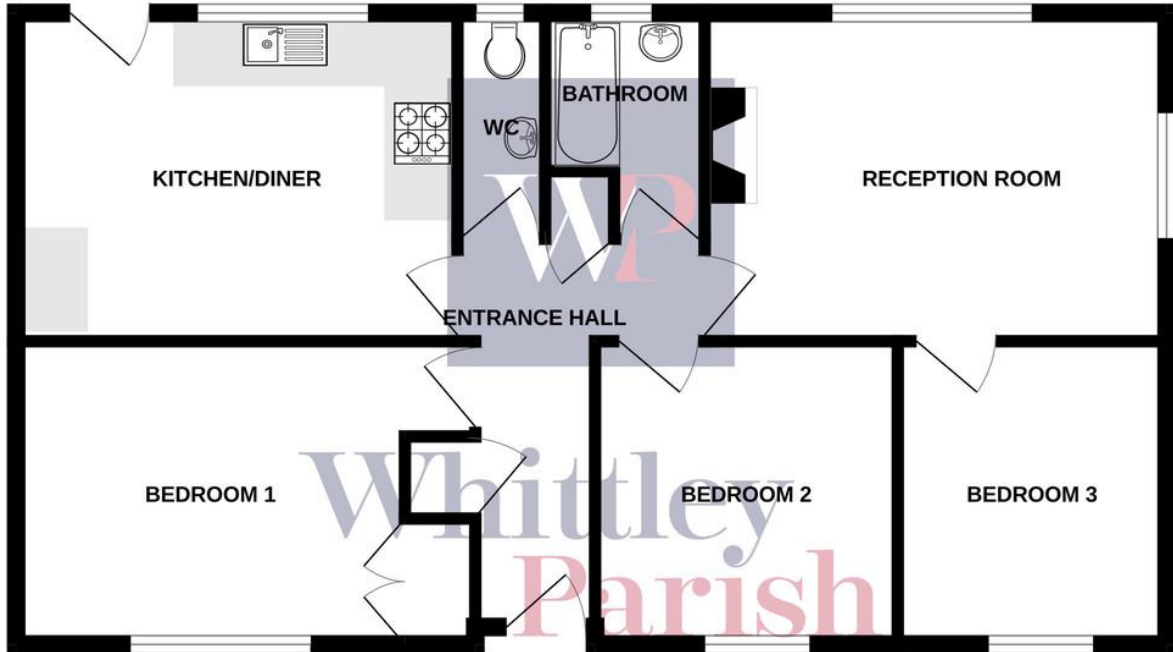
BATHROOM: 7' 2" narrowing to 5' 0" x 4' 11" (2.19m narrowing to 1.54m x 1.52m) With frosted window to rear comprising panelled bath with electric shower over, hand wash basin and heated towel rail.

WC: 7' 1" x 2' 7" (2.16m x 0.79m) Running adjacent to the bathroom and with frosted window to rear comprising low level wc and hand wash basin.

OUR REF: LO949



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Beatrix Potter Cottage
The Street
Long Stratton
Norwich
NR15 2XJ

www.whittlebyparish.com
longstratton@whittlebyparish.com
om
01508 531331

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements