





This spacious and extended three-bedroom semi-detached home sits on a generous 0.3-acre plot on the outskirts of Barningham, boasting breathtaking open field views at both the front and rear. The property features a welcoming sitting room, a well-equipped kitchen/dining area and additional living space, making it perfect for family life. Upstairs, you will find three generously sized bedrooms and a family bathroom. The expansive garden offers multiple sheds, outbuildings and a garage, providing ample storage and workshop potential. Enjoying a peaceful rural setting while remaining close to local amenities, this charming home is a must-see.

Entrance Hall

9' 4" x 8' 8" (2.84m x 2.63m)

Welcoming and useful room. Access to staircase. Radiator

Sitting/Family Room

31' 9" x 14' 9" (9.67m x 4.50m)

Large sitting room with French doors leading to the garden enjoying plenty of natural light. Inset log burner with brick surround and hearth. Understairs storage. Three radiators

Kitchen/Dining Room

20' 7" x 10' 3" (6.27m x 3.13m)

Stylish well designed kitchen with ample wall and base cupboard and drawer units with granite work tops over. Inset butler sink and drainer. Space for a full fridge freezer and other appliances. Pantry cupboard. Good size dining area. Radiator

Sunroom

9' 1" x 9' 0" (2.78m x 2.74m)

Views over the garden. Storage cupboard housing the boiler.

Study

6' 2" x 5' 3" (1.88m x 1.61m)

Window to front and radiator

Inner Hall

6' 2" x 3' 8" (1.89m x 1.11m)

Doors to study and cloakroom

Cloakroom

4' 0" x 4' 0" (1.21m x 1.21m)

WC and vanity wash basin. Radiator

Landing

7' 0" x 6' 0" (2.13m x 1.84m)

Loft access and radiator

Bedroom 1

14' 10" x 14' 0" (4.53m x 4.26m)

Spacious double room with fitted wardrobes. Window to rear and side. Radiator

Bedroom 2

16' 9" x 9' 8" (5.11m x 2.94m)

Double room with window to rear and front. Storage cupboards and wardrobes. Two radiator

Bedroom 3

11' 7" x 9' 6" (3.52m x 2.90m)

Double room with window to front. Radiator

Bathroom

8' 7" x 8' 5" (2.62m x 2.56m)

Modern suite with WC and vanity wash basin unit. Bath with shower attachment. Separate shower cubicle with shower head over. Heated towel rail.

Outside

Front Garden

A blocked paved driveway provides parking for ample cars. Deep front lawn area and gate access to the garden. Log shed.

Rear Garden

The established large garden boasts mature trees with shrub and raised flower beds and shrub borders. An allotment area complete with a greenhouse and shed. Fruit trees are scattered throughout, adding seasonal interest, while a well-kept lawn provides open space and balance to the garden's layout. A summerhouse with raised decking area enjoys far field views, enclosed by fencing and mature hedge.

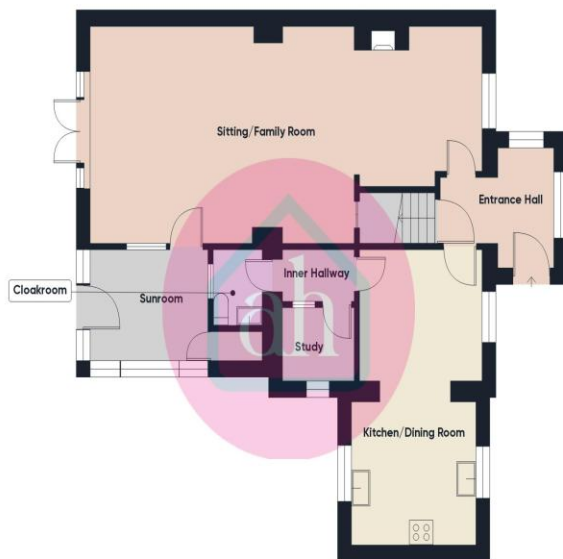
Garage/Workshop

23' 0" x 20' 8" (7.02m x 6.31m)

Electric roller door. Window to rear and side. Power connected and pedestrian door to rear. Plumbed in sink.

Agent's Note

The property has 16 owned solar panels.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1461.1 ft²

Reduced headroom

5.07 ft²

(1) Excluding balconies and terraces

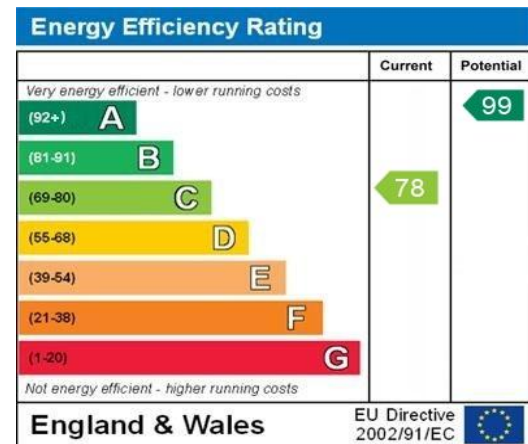
Reduced headroom

..... Below 5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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