



Carmargue, Field Road

Guide Price £500,000 -£525,000

A spacious four-bedroom detached house situated in the sought-after village location of Weston Longville. This home is ideal for those looking for a rural setting with countryside views.

As you enter there is an entrance porch that leads to an inner hallway, this space is complemented by a generous ground floor shower room. There is a spacious living room that benefits from an open fire for those cosy winter nights, additionally a conservatory can be found via double patio doors. Further on, there is an open plan family/dining room with an arch leading through to a fitted kitchen with a range of fitted units at base and eye level with range cooker, an adjacent door leads through to a sizeable utility room, that again complements this space.

Upstairs, a fantastically sized bedroom one is situated to front with views of the village church, as well as an adjacent en-suite shower room with field views to the rear. Bedroom two, double in size also benefits from an en-suite, with bedrooms three and four serviced by a family bathroom suite.

Outside, to the front, is a private driveway with laid shingle and privacy hedges that provides ample off-street parking for several vehicles. Double doors to workshop, plus side access can also be found. To the rear, is a secluded garden with laid patio and landscaped garden with lawned grass and surround flowerbeds. A potting shed and rear access to workshop can also be found.

Services - Mains electricity and water are connected. Private drainage via a septic tank. Oil fired central heating.



Situation

Weston Longville is situated just eight miles from the outskirts of the cathedral city of Norwich, with amenities including Parsons Woodforde Public House, Royal Norwich Golf Club, and the Lakeside Country Club in nearby Lyng and a local equestrian centre. The reputable High School and sixth form college in the Market Town of Reepham is within the catchment area of Weston Longville. Reepham, which is only six miles hosts numerous local businesses and independent local shops, as well as two popular public houses/hotel in the Market Place.

Directions

From Reepham Market Place proceed towards Dereham and turn left onto School Road. Proceed passed the High School and continue onto Whitwell Road and then Nowhere Lane. Turn left onto the Fakenham Road/A1067, proceed through the village of Lenwade for 2.9 miles and then turn right onto Marl Hill Road. Continue onto Church Street and the property will be found on the junction of Field Road on the left hand side clearly marked by a Parsons and Company 'For Sale' board.

For further information and to arrange your viewing, please contact our friendly and professional staff.

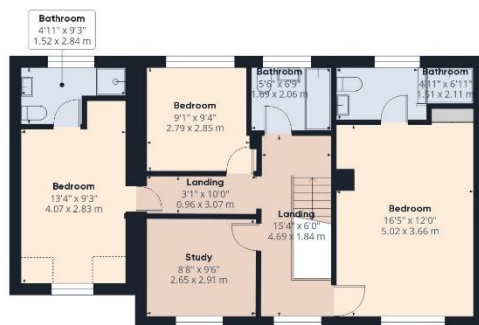
This property is being marketed by our Reepham office and the property reference is AR0180.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1944.49 ft²
180.65 m²

Reduced headroom

12.02 ft²
1.12 m²

(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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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