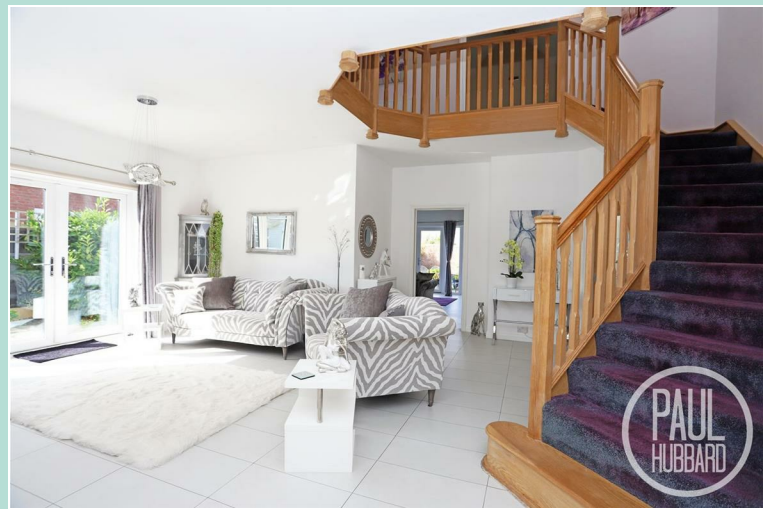


£800,000
Offers In Excess Of



High Road Burgh Castle, NR31 9QL

- Detached family home
- 5 double bedrooms
- Master bedroom with ensuite and balcony
- Stunning field views
- Chain free
- Sought after Burgh castle location
- Generous off road parking
- Close to local amenities and popular walking attractions
- Double garage
- Bathroom, shower room & 2 ensembles





Location

This home is located in a tranquil village within the historic Norfolk county, known for its picturesque landscapes, including the Broads and other areas of exceptional natural beauty. Positioned on the east bank of the River Waveney, Burgh Castle is approximately 3.7 miles west of Great Yarmouth. It is renowned for housing one of several Roman forts built to safeguard against Saxon raids, adding to the area's rich historical significance.

Entrance Hall

20'0" max x 10'5" max

UPVC double glazed French doors open into the entrance hall. This light & airy hallway consists of laminate flooring, x2 radiators, doors opening to bedrooms 2-3 & the shower room and an opening leads through to reception room 1.



Bedroom 2

12'5" max x 12'5" max

Fitted carpet, UPVC double glazed window to the front aspect, radiator and doors opening to the en-suite shower room and airing cupboard housing the water tank.

En-suite Shower Room

7'6" x 3'11"

Tile flooring, UPVC double glazed obscure window to the side aspect, down lights, heated towel rail, extractor fan, part tiled walls, suite comprising of a toilet, wash basin set into a vanity unit with mixer tap and a mains fed shower with a rainfall head set into a double width cubicle enclosure.



Bedroom 3

12'5" max x 10'5" max

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Shower Room

12'5" max x 5'10"

Tile flooring, UPVC double glazed obscure window to the side aspect, down lights, heated towel rail, extractor fan, part tiled walls, suite comprising of a toilet & wash basin set into a vanity unit with mixer tap and a walk-in mains fed shower with a rainfall head & a glass double width shower screen.

Bedroom 6/ Office

11'1" max x 8'10"

Fitted carpet, UPVC double glazed window to the side aspect and a radiator.



Reception Room 1

22'7" max x 19'4" max

Laminate flooring, UPVC double glazed French doors open to the garden, UPVC double glazed window to the side aspect, x2 radiators, feature wood burner, doors opening to the bedroom 6/ office, bedroom 5/reception 3 & the kitchen and stairs lead up to the first floor landing.



Bedroom 5/Reception 3

16'4" max x 15'1"

Laminate flooring, x2 UPVC double glazed windows to the rear aspect, UPVC French doors open to the rear garden, radiator, down lights and a door opening into a walk in wardrobe.

Walk-in Wardrobe

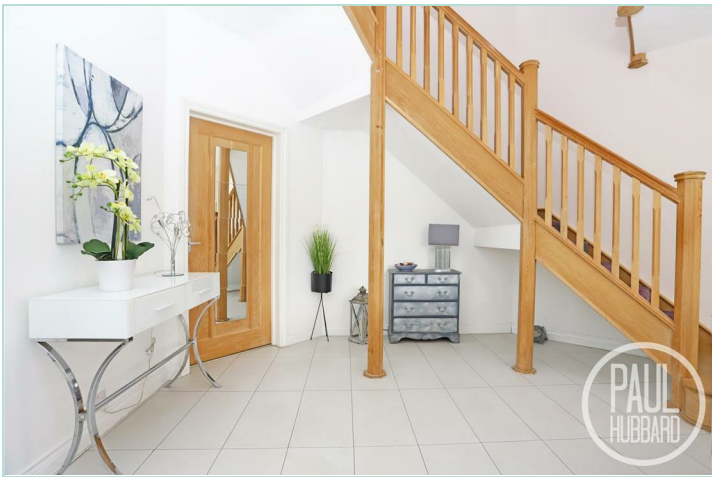
8'10" x 8'10" into wardrobe

Laminate flooring, spotlights and sliding doors opening to built in wardrobes.

Kitchen/Breakfast Room

21'11" max x 15'1" max

LVT flooring, x3 UPVC double glazed windows to the side & rear aspect, French doors opening to the rear garden, down lights, radiator, electric under floor heating, units above and below solid quartz worktops, feature island breakfast bar, inset 1.5 bowl composite undermount sink with mixer tap, built in Bosch oven & grill, inset 5 ring induction hob & stainless steel extractor hood, integrated fridge freezer & dishwasher and a door opens into the utility room.



Utility Room 1

7'2" x 5'2"

Tile flooring, radiator, spotlights, ideal gas combi boiler, units above & below a timber work surface, inset stainless steel sink & mixer tap, spaces for a washing machine & tumble dryer and a UPVC door opening to the garden.

Stairs leading to the first floor landing

Fitted carpet, x2 Velux windows, x2 radiators and doors opening to reception room 2, eaves storage cupboard, bedrooms 1 & 4 and the bathroom.



Reception Room 2

21'11" x 14'9"

Fitted carpet, UPVC double glazed window to the rear aspect, x2 radiators and doors opening to the utility room 2 and onto the balcony.

Balcony

Tile flooring, a glass railing and stunning field & garden views.

Utility Room 2

6'10" max x 6'10" max

Laminate flooring, extractor fan, units below a laminate work surface, inset stainless steel sink & mixer tap and a heated towel rail.



Bedroom 1

21'11" x 11'9"

Fitted carpet, UPVC double glazed gable window to the front aspect, French doors open to the balcony, x2 radiators and doors opening to the eaves storage & the en-suite shower room.

Balcony

A south facing balcony with tiled flooring and a glass railing.





En-suite Shower Room

7'2" x 5'2"

Tile flooring, heated towel rail, extractor fan, part tiled walls, suite comprising of a toilet, a wash basin set into a vanity unit with a mixer tap and a mains fed shower with a rainfall head set into a double width cubicle enclosure.

Bedroom 4

10'9" max x 8'10"

Fitted carpet, Velux window to the side aspect, built in storage and a radiator.

Bathroom

10'5" max x 7'2" max

Laminate flooring, heated towel rail, extractor fan, part tiled walls, suite comprising of a toilet, wash basin set into a vanity unit with mixer tap and a corner bath & a mixer tap with a hand held shower attachment.

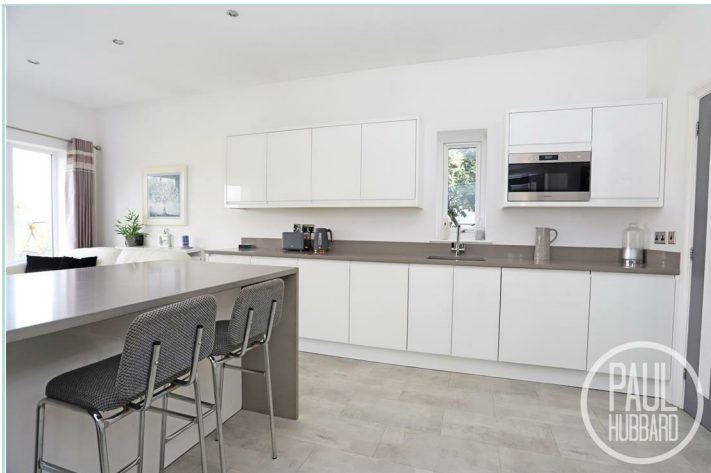
Outside

At the front, you'll find a generously sized driveway and a double garage, providing ample off-road parking space. The frontage is beautifully enclosed by a combination of a sturdy brick wall and a panel fence surround. Two gates conveniently lead to the rear garden and delightful decorative flower beds enhance its charm.

The well-maintained rear garden features a spacious patio area, a neatly laid lawn framed by ornamental flower beds adorned with a variety of plants and shrubs and a handy timber storage shed. This peaceful haven is entirely enclosed by a protective brick wall and a panel fence surround. Access to the rear garden is facilitated through gated entrances, adding to the overall convenience and appeal of this outdoor space.

Financial Services


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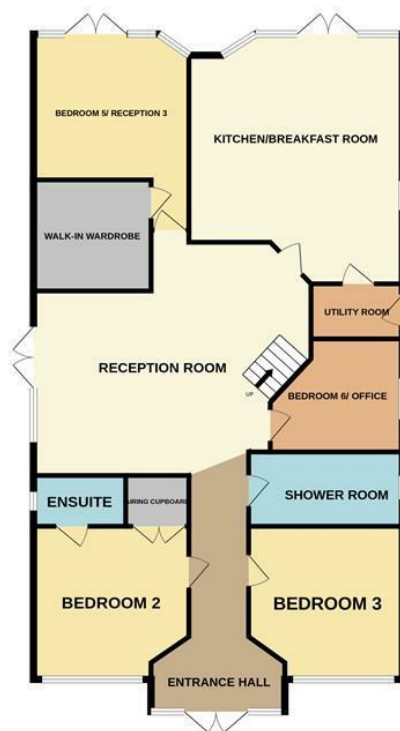




Tenure: Freehold
 Council Tax Band: F
 EPC Rating: D
 Local Authority: Great Yarmouth Borough Council

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 67 | |
| (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 |  |

GROUND FLOOR



1ST 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.
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