



The Grove, Shotesham All Saints - NR15 1XJ



The Grove

Shotesham All Saints, Norwich

NO CHAIN. Presenting an UPDATED and MODERNISED SEMI-DETACHED FAMILY HOME, set within an IMPRESSIVE 0.22 ACRE PLOT (stms) and offering approximately 1000 SQ. FT (stms) of well-proportioned accommodation. Step inside to discover a welcoming entrance hall leading to a 16' DUAL ASPECT SITTING ROOM, beautifully enhanced by a FEATURE FIREPLACE, perfect for cosy evenings and family gatherings. The 16' HIGH GLOSS KITCHEN/DINING ROOM is a true showstopper, boasting SOLID WOOD WORKSURFACES, integrated appliances, and ample space for entertaining, with FRENCH DOORS opening directly onto the GARDEN. Practicality meets style with a SEPARATE UTILITY ROOM and a convenient W.C, providing excellent storage and laundry solutions. Upstairs, THREE well-sized BEDROOMS offer flexible living arrangements, complemented by a CONTEMPORARY FAMILY BATHROOM featuring a luxurious RAINFALL SHOWER and quality finishes throughout. This home blends TRADITIONAL CHARACTER with MODERN COMFORTS, ensuring an inviting and versatile space for a variety of buyers.

The REAR GARDEN is fully enclosed by TIMBER PANEL FENCING and mature hedging, creating a private and secure haven. Mainly laid to lawn, the garden enjoys a BRIGHT AND SUNNY ASPECT, perfect for children's play or summer entertaining. A LARGE TIMBER BUILT SHED provides excellent storage options alongside a BRICK BUILT SHED.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Updated & Modernised Semi-Detached Family Home
- Approx. 0.22 Acre Plot (stms)
- Approx. 1000 Sq. ft (stms) of Accommodation
- 16' Dual Aspect Sitting Room with a Feature Fireplace
- 16' High Gloss Kitchen/Dining Room with Solid Wood Worksurfaces
- Separate Utility Room & W.C
- Three Bedrooms & Family Bathroom with Rainfall Shower

The village of Shotesham All Saints is set within a Conservation Area with a Site of Special Scientific Interest, with excellent walks and wildlife activities available.



Boasting a Public House and Historic Church within the Village, a greater range of amenities can be found in the neighbouring villages, which include a Supermarket, Health Centre, Restaurants and Takeaways. Primary and High Schooling are available in Stoke Holy Cross, Poringland and Framingham Earl. Norwich City Centre is located approximately six miles away, with a vast array of amenities and transport links.

SETTING THE SCENE

Enjoying an end of cul-de-sac position and approached via a large lawned frontage, a shingle pathway and driveway leads to the main front door, where ample off road parking and turning space can be found. Double timber gates lead to the rear garden, where a side garden is also laid to lawn with various trees and hedging.

THE GRAND TOUR

Once inside, the hall entrance offers wood effect flooring for ease of maintenance, with space for coats and shoes and stairs rising to the first floor landing, with storage space below and a further built-in storage cupboard at the end of the hallway, with a rear facing window and electric fuse box. The sitting room enjoys dual aspect views to front and rear, with a feature fireplace creating a focal point to the room with fitted carpet underfoot and high level ceilings above. The kitchen follows a similar theme with ample space to dine and entertain, with garden views to front and rear, whilst French doors leading out to the raised decked seating area. Wood effect flooring continues to flow underfoot, with the kitchen itself offering an L-shaped arrangement of high gloss wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven, with extractor fan above, tiled splash-backs run around the solid wood work-surfaces with space provided for a dishwasher and fridge freezer.

The side utility lobby offers further storage and solid wood work-surfaces with space for a washing machine and tumble dryer, with a further side access door, storage recess for coats and shoes, and door to the ground floor W.C.

Upstairs the carpeted landing includes a built-in airing cupboard and garden views, with doors taking you to the three bedrooms, all of which are finished with fitted carpet and uPVC double glazing, with a large bedroom including a built-in double wardrobe to one side. Completing the property, the family bathroom has been re-fitted to include a white three piece suite, with a shaped panelled bath and twin head thermostatically controlled rainfall shower, with tiled splash-backs and contrasting grout, storage under the hand-wash basin, wood effect flooring and heated towel rail.

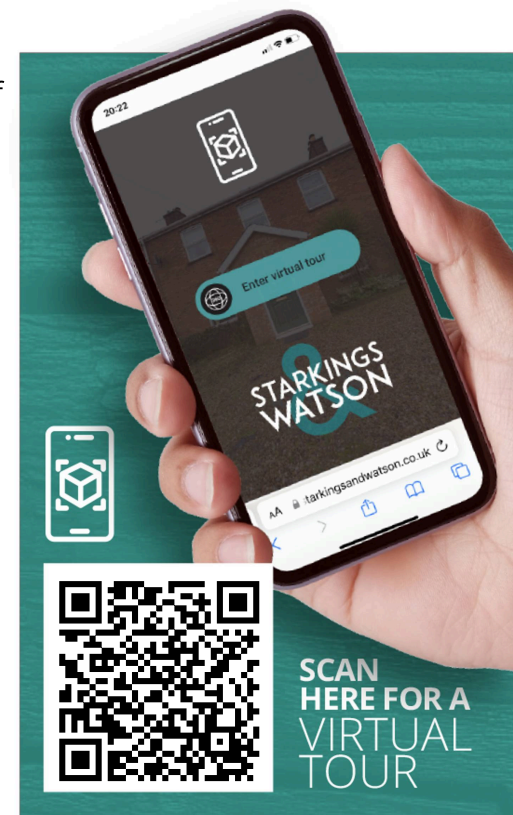
FIND US

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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







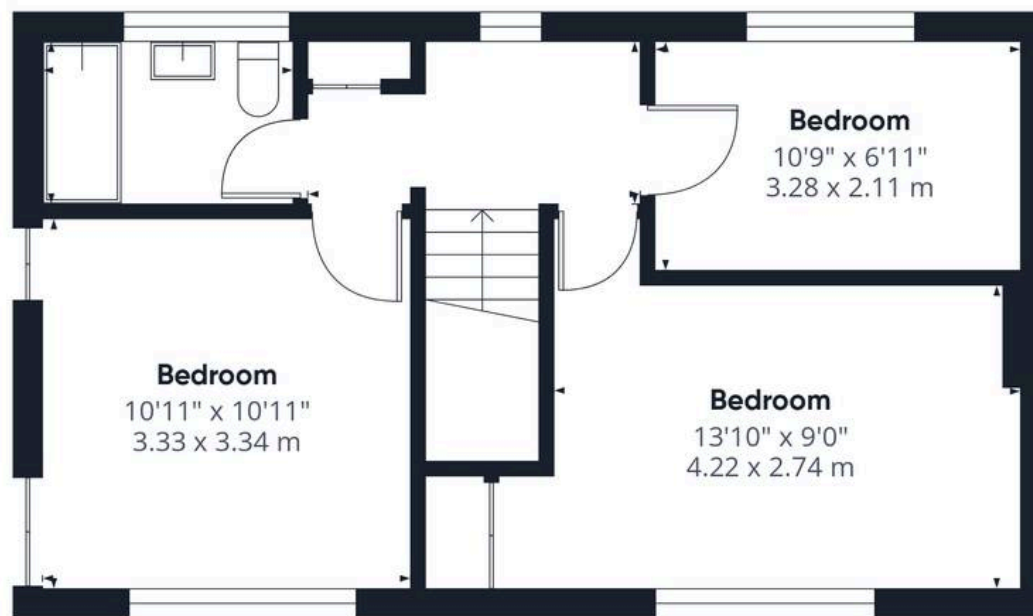
THE GREAT OUTDOORS

The rear garden is enclosed within timber panel fencing and mature hedging, whilst being mainly laid to lawn and enjoying a bright and sunny aspect. A large timber built shed offer storage with the oil tank located to the rear. A range of mature planting, shrubbery and hedging can be found throughout the garden, with a raised timber decked seating area extending from the kitchen French doors. A shingled storage area sits to the side of the property offering potential for further parking, with an outside water supply and exterior oil fired central heating boiler. Double timber gates open up to the front drive with an EV car charger.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

999 ft²

92.8 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: 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.