Aldreds
Estate Agents

Chez Nous Butt Lane, Burgh Castle NR31 9PU

£575,000

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- Chain Free
- Large Snooker Room
- Parking for Numerous Vehicles
- 5 Reception Rooms
- En-suite Shower Room & Bathroom
- 0.47 Acre Plot (0.191 ha)
- Massive Garage/Workshop
- 4-Bedroom Detached Residence
- Kitchen/Breakfast Room
- Non Estate Location

This 4-bedroom detached family home offers over 3,500 sq ft of space and stands on a generous plot of 0.47 acre (0.191 ha) at the end of a private drive. The spacious accommodation includes a large snooker room, sitting room, and a massive garage/workshop with a separate WC. The upper floor has a huge split-level lounge, study/5th bedroom, kitchen/breakfast room, en-suite shower room, and a bathroom. The property has oil fired central heating and UPVC double glazed windows and doors. There is also parking for numerous vehicles. No onward chain.

Entrance Porch 8'10" x 4'4" (2.69m x 1.32m)

Arched UPVC double glazed entrance door with UPVC double glazed side panels. Laminate floor. Radiator. Power point.

Entrance Hall 10'2" x 8'9" (3.10m x 2.67m)

Laminate floor. Radiator. Built-in linen cupboard. Smooth plaster ceiling. Coving. Loft access hatch. Door to stairs to the basement level.

Dining Room 12'0" x 11'7" (3.66m x 3.53m)

Laminate floor. Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect. Decorative open archway with steps down to the lounge.

Lounge 43'7" x 16'4" (13.28m x 4.98m)

This is a split level room with laminate flooring. Six radiators. UPVC double glazed sliding doors to the front patio. UPVC double glazed Windows two side and aspects. UPVC double glazed doors leading out to steps down to the rear garden.

Kitchen/Breakfast Room 16'3" x 15'8" max (4.95m x 4.78m max)

Worktops with matching upstands and a range of cupboards and drawers below. Matching wall cupboards. White one and a half bowl single drainer sink with mixer tap. Matching tall unit with a built-in fan assisted double oven and grill. Five ring electric hob with an extractor above. Utility space below worktop with plumbing for dishwasher. Space for fridge/freezer. Built-in wine rack. Island unit with breakfast bar and cupboards below. Tiled floor. Radiator. Coving. Smooth plaster ceiling. UPVC double glazed window and door leading out to a rear patio with steps down to the rear garden.

Bedroom 1 13'6" x 12'10" (4.11m x 3.91m)

Laminate floor. Radiator. Large fitted wardrobe along one wall with three floor to ceiling sliding doors (three mirrored). Smooth plaster ceiling. Coving. UPVC double glazed window to rear aspect.

En-suite Shower Room 7'11" x 6'9 (2.41m x 2.06m)

Large shower cubicle with mixer shower and rainfall fitting above. Wash basin with cupboards and drawers below. Tiled splashback. WC. Laminate floor. Chrome towel radiator. Extractor. Smooth plaster ceiling. UPVC double glazed window to side.

Bedroom 2 13'5" x 11'3" + 5'9" x 2'11" (4.09m x 3.43m + 1.75m x 0.89m)
Laminate floor. Two radiators. Smooth plaster ceiling. Coving. UPVC double glazed windows to front and side aspects.

Bedroom 3 16'11" max x 11'2" + bay (5.16m max x 3.40m + bay)
Laminate floor. Two radiators. Smooth plaster ceiling. Coving. UPVC double window to front aspect.

Bedroom 4 12'10" x 10'5" (3.91m x 3.18m)
Laminate floor. Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to rear aspect.

Bedroom 5 10'9" x 8'2" (3.28m x 2.49m)
Laminate floor. Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect.

Bathroom 12'1" x 6'9" (3.68m x 2.06m)
White slipper bath with mixer tap and shower attachment and tiled surround. Period style unit with wash basin and cupboards and drawers below. Tiled splashback. WC. Tiled floor. Column/towel Column/towel radiator. Extractor. Smooth plaster ceiling. UPVC double glazed window to side.

Basement

Sitting Room 14'11" x 10'0" (4.55m x 3.05m)
Laminate floor. Covered radiator. Built-in under stairs storage cupboard. Decorative coving. Smooth plaster ceiling. UPVC double glazed sliding patio door to a patio area and rear garden.

Snooker Room 28'3" x 17'4" (8.61m x 5.28m)
Fitted carpet. Radiator. Fitted bar area and low seating. Wood wall panelling. Suspended ceiling with inset spotlights. UPVC double glazed window to front.

Hallway
Inset ceiling spotlights. Door to garage.

Utility Room 6'5" x 5'6" (1.96m x 1.68m)
Plumbing for washing machine. Tiled floor. Radiator. Fully tiled walls. Fitted storage cupboards.

Boiler Room 6'5" x 3'11" (1.96m x 1.19m)
Freestanding oil fired boiler. Hot water cylinder. Light.

Outside
The property is approached via a private driveway, leading through double gates to a very wide shingle parking area to the front of the property. The large integral double garage/workshop includes a separate WC and measures 10.69m x 6.96m (35'1" x 22'10") with an electric up-and-over door, two radiators, light and power, fitted workbench with shelves and storage cupboards and drawers below. UPVC double glazed windows to side and rear aspects. The front garden is laid to lawn with established trees and shrubs. The rear garden is liaise to lawn with a large decked area and a further decked area with an outside bar.

Tenure
Freehold.

Services
Mains water, electricity and drainage.

Council Tax
Great Yarmouth Borough Council - Band F

Location
Burgh Castle is a semi rural village 2 miles west of Gorleston and 4 miles from Great Yarmouth * The River Waveney and Breydon Water are on the outskirts of the village giving access to the Norfolk and Suffolk Broads * There is a yacht marina and historic Roman Castle ruins.

Directions
Leave Gorleston on the A143 Beccles Road and continue through Bradwell. Turn right at the roundabout (3rd exit) onto New Road. Continue into Belton and turn right at the mini roundabout onto Stepshort. Follow the road to Burgh Castle, passing Mill Road and the right hand turning onto the private driveway leading to Chez Nous is immediately after Louis Dahl Road.

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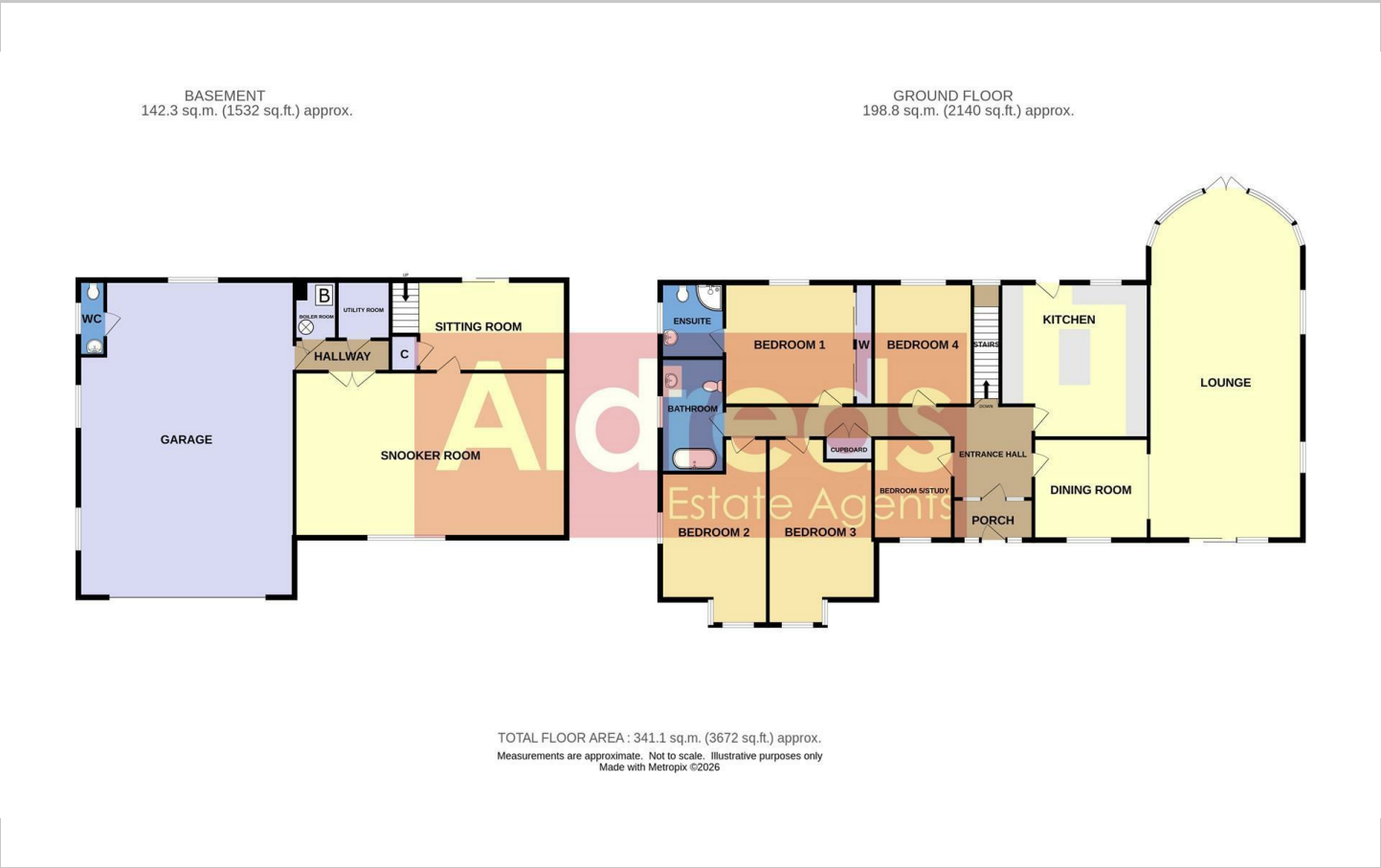
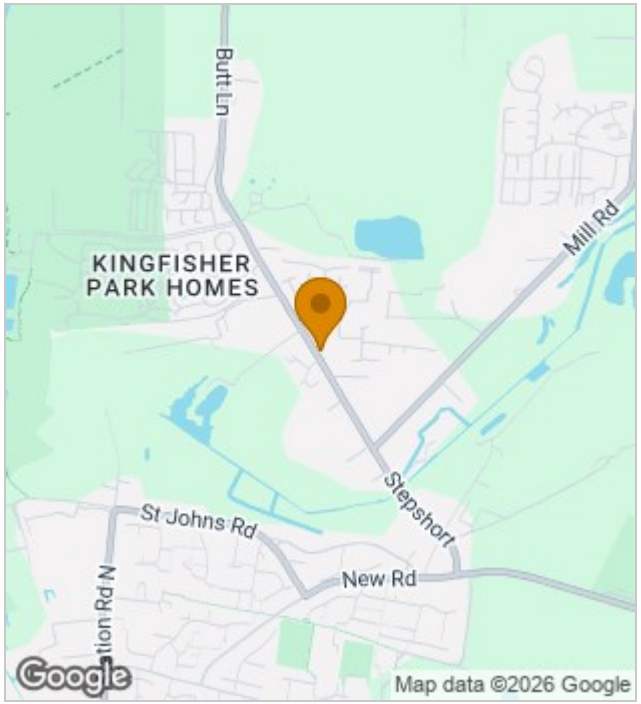
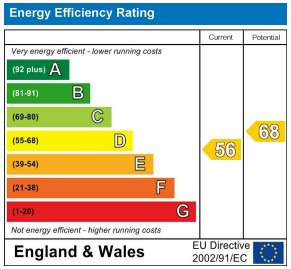
Floor Plans



Location Map



Energy Performance Graph



Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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