

The Street, Hevingham  
Guide Price £775,000 - £800,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**

rightmove

ZOOPLA

onTheMarket.com

THE GUILD  
PROPERTY  
PROFESSIONALS

We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Stunning Renovated Family Home
- Four Bedrooms
- Principal En-Suite & Dressing Area
- En-Suite To Bedroom Two
- Exceptional Kitchen/Family Area
- Lounge, Dining Room & Study
- Utility, Cloakroom & Family Bathroom
- Beautifully Landscaped Rear Garden
- Generous Driveway Offering Off Road Parking
- High Specification & Finishes Throughout
- Desirable Village Location
- EPC Rating Tbc / Council Tax Band E

## Description

Iconic are delighted to present this exceptional four-bedroom detached residence with a beautifully appointed two-bedroom annexe, situated in the highly sought-after village of Hevingham.

Renovated to an outstanding standard throughout, this impressive family home seamlessly combines contemporary living with elegant design, and an early viewing is highly recommended to fully appreciate all that is on offer.

The accommodation begins with a generous entrance porch featuring high-quality bespoke storage and French doors opening into a spacious inner hallway. The hallway provides access to the principal ground floor rooms, alongside a useful storage cupboard and staircase rising to the first floor. A stylish cloakroom is fitted with a low-level WC and hand wash basin.

The sitting room enjoys a front aspect and measures in excess of 18 feet, creating a warm and inviting space centred around a feature fireplace with inset burner. French doors lead through to the study, which is perfectly suited for home working and benefits from fitted units and further French doors opening onto the rear garden.

The dining room offers an excellent entertaining space with ample room for formal dining and a large front-facing window allowing plenty of natural light. Undoubtedly the heart of the home is the stunning open-plan kitchen/family room to the rear. Beautifully designed, the kitchen is complemented by a central breakfast island with inset Butler sink and a comprehensive range of integrated appliances including a fridge/freezer, wine fridge, dishwasher, electric double oven, separate hob and extractor hood. The kitchen flows effortlessly into the spacious family area, complete with ceramic tiled flooring, feature fireplace and sliding doors overlooking and opening onto the landscaped rear garden. Inset spotlights with integrated speakers further enhance the contemporary feel, while the adjoining utility area provides additional storage and appliance space.

To the first floor, the landing gives access to four well-proportioned bedrooms and the family bathroom. Bedrooms three and four overlook the front aspect, while bedroom two is a generous double room benefitting from its own en-suite shower room. The luxurious principal suite is a standout feature of the home, comprising a spacious double bedroom leading into a fitted dressing room complete with bespoke wardrobes, dressing table and Velux windows. Beyond this is the impressive en-suite bathroom featuring a vaulted ceiling, freestanding bath, double walk-in shower with waterfall mains shower, low-level WC and hand wash basin, together with Velux windows and rear-facing window fitted with shutters.

The family bathroom has also been finished to an exceptional standard and includes a freestanding bath, double shower cubicle, twin inset sinks with vanity unit and a low-level WC.

## Outside

Externally, the property is set well back from the road and screened by mature shrubs, offering both privacy and kerb appeal.

The generous shingled driveway provides ample off-road parking and side access to the rear garden. The beautifully landscaped rear garden has been thoughtfully designed for both relaxation and entertaining. A brick-weave seating terrace with brick pillars and wrought iron fencing can be accessed directly from the family room and study.

Beyond this, illuminated pathways and attractive shrub borders lead through the mainly lawned garden to a further ceramic-tiled entertaining terrace complete with oak pergola, stunning outdoor fireplace and recessed planting areas.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Oil Central Heating, Electricity and Broadband are all connected.

## Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF  
Council Tax E

## Directions

From the A140 Cromer Road, turn left onto The Street, Hevingham where the property can be found on the right hand side.

