



6 Church Road  
Wacton | Norfolk | NR15 2UG

 FINE & COUNTRY

# SIMPLY SUBLIME



“Picture a place that’s incredibly well connected but where you feel away from it all,  
able to relax and unwind in peace and seclusion.

A modern property, regularly upgraded and improved, it’s welcoming and comfortable, stylish and impressive,  
filled with light, and has gorgeous views across the garden and countryside beyond.

It’s close to amenities and part of a community – putting a tick in every box.”



# KEY FEATURES

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- A High-Spec Modern Home situated in the South Norfolk Village of Wacton
- Three Bedrooms and Two Bath/Shower Rooms
- Kitchen/Breakfast Room - Open Plan to the Dining Area with Jotul Wood Burner
- Separate Utility Room and Ground Floor WC
- Large Sitting Room and Garden Room with Di Lusso Wood Burner and Sliding Doors to the Garden
- The Garden includes a Natural Pond with Cascading Waterfalls, Composite Decking and a Porcelain Patio
- Tar and Chip Driveway providing Plenty of Parking
- The Accommodation extends to 1,549sq.ft
- Energy Rating: D

This high-spec home has so much to offer, from the glorious outlook to the beautiful principal suite. A wonderful home in which to relax and close the door on the outside world, or a sociable place you can fill with family and friends, you can indulge and enjoy easy living your way here.

## Quality And Craftsmanship

Built in 2004 by a highly respected family firm of local builders, this property has all the hallmarks of a first-class bespoke build, with craftsmanship at every turn, including little details like handmade roof trusses and mortar containing lime. The owners fell in love with the location and the quality and bought the house new, so this is the first time the completed property has ever come to the open market. Over the past 22 years, the owners have continued to upgrade and improve their home, adding a new principal suite in 2008 and extending the kitchen in 2014 to create a stunning open plan room with a dedicated dining area. In 2022, they also extended the living room with a beautiful garden room that has a vaulted ceiling, electric Velux windows in the roof and a spectacular glazed wall of sliding aluminium framed doors showcasing the lovely green outlook.





# KEY FEATURES

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## No Expense Spared

All the materials used throughout the property have been carefully considered and chosen for style, finish, ease of maintenance and longevity. Examples include the Jotul and Di Lusso wood burners, the solid oak floor, Villeroy & Boch or Roca sanitaryware, a Matki shower and rolltop bath, plus a kitchen from Kitchens by Design with integrated appliances, underfloor heating and Corian worktops. There's plenty more, so come and see for yourself! On the ground floor you have two outstanding open plan entertaining areas – the kitchen diner and the sitting room – both of which can comfortably host a crowd. It also means that if you want a quiet space while others are watching TV, you can retreat to the other room and enjoy some peace. Upstairs, all three bedrooms can accommodate a double bed. One has an en-suite and the other two share the magnificent and luxurious bathroom with the rolltop bath and walk-in shower. Everywhere you look, there's a sense of quality and comfort here.

## For Work, Rest And Play

Outside the property continues to impress. There's a beautiful pond here – not your usual type of pond! This is a natural pond with two waterfalls which cascade over green slate. It has lighting, so it looks gorgeous any time of day or night, attracts a variety of wildlife and is pretty as a picture with pink and white waterlilies. It's also incredibly low maintenance. You can sit on the composite-decked terrace looking out over the water and feel yourself truly relax. You also have a large Italian porcelain patio out here and a good size lawn where little ones can play – the pond could easily be fenced off from the rest of the garden. You're totally private in the garden, not overlooked at all, and it's very quiet as you back onto private land. It comes as no surprise to find that the owners love their garden and spend as much time as they can out here, but there's plenty to enjoy within the wider village too. You can see the pretty church from the property – this is a hub of community life, as is the village hall that hosts various groups and clubs. There are multiple footpaths to explore or take your dog for a walk, and Long Stratton is just a mile away and has everything you need. This is a great location if you travel regularly – you're close to Norwich in one direction and Diss in the other, so you can easily reach the airport or the train station. Proximity to the A11 offers access to Stansted and the M11, so if you work in London this is also a winner.

























# INFORMATION

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## On The Doorstep

Wacton is a small picturesque village found to the south of Norwich. Long Stratton is only 2 miles away with its range of shops, boutiques and stores including bakery, supermarket, several restaurants and take aways, schooling, garage and a post office.

"We have found living here very easy. Long Stratton is close – and there are lots of shops there, as well as schools. It is also easy to get to Norwich, and to Diss, where there are train stations."

## How Far Is It To?

Wacton is approximately 11 miles from the thriving market town of Attleborough, which boasts many high street shops including restaurants, cafes and bars plus a Sainsbury supermarket and a weekly market on Thursdays. Norwich is located approximately 10 miles north with its wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The De Vere Dunston Hall Hotel is within easy access off the A140 offering over 150 acres of parkland, a spa, sauna and a fitness suite, while golfers will enjoy the championship golf course. The attractive market town of Diss is approximately 12 miles south of Wacton with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street. Try [www.diss.co.uk](http://www.diss.co.uk) for more information.

## Directions

Leave Norwich on the A140 Ipswich Road, passing through the villages of Newton Flotman and Tasburgh. Upon reaching the village of Long Stratton turn right at the second set of traffic lights into Flowerpot Lane directly opposite the Lotus car showroom. Continue to follow Flowerpot Lane out of Long Stratton and at a fork in the road, take the left onto Stratton Road. Follow this road and then turn right onto Bustards Green/Church Road. The property will be found on the right hand side shortly after the church.

## Services, District Council and Tenure

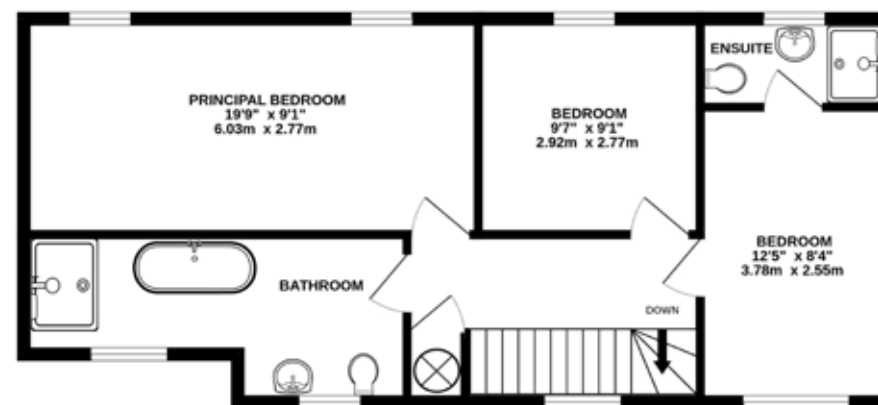
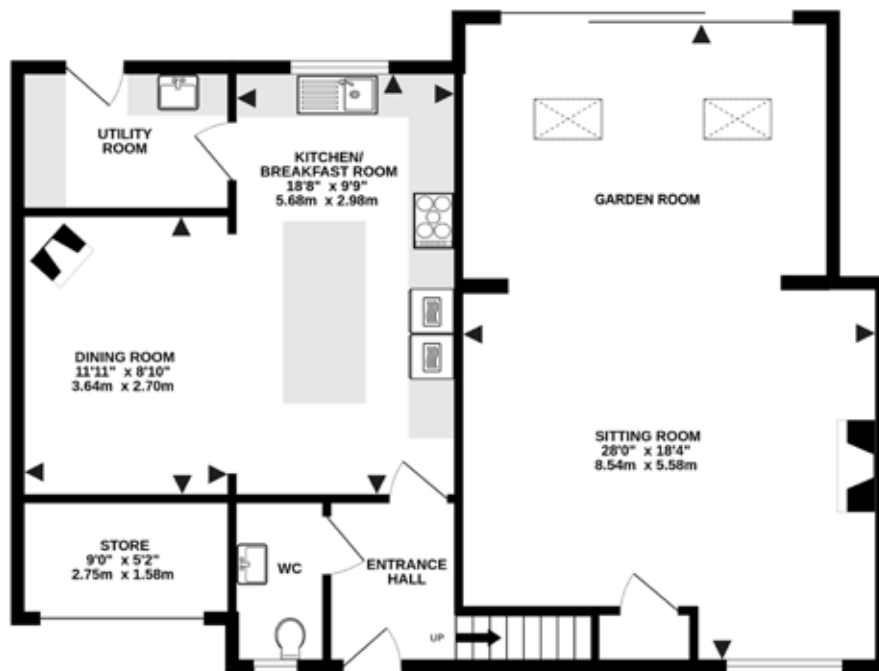
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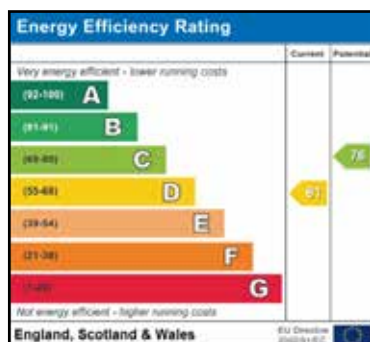
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**TOTAL FLOOR AREA: 1549 sq.ft. (143.9 sq.m.) approx.**

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For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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