



Church Close, South Walsham - NR13 6DW



Church Close

South Walsham, Norwich

Guide Price £375,000-£400,000. Enjoying a tranquil cul-de-sac with ENCHANTING VIEWS towards the village CHURCH, this CHARMING COTTAGE STYLE LINK-DETACHED HOME offers over 1500 SQ. FT (stms) of beautifully presented accommodation, blending timeless character with MODERN COMFORTS throughout. Step inside to a SPACIOUS HALL ENTRANCE, complete with a convenient W.C and generous built-in storage, setting the tone for practical family living. The impressive 20' SITTING ROOM is a true heart of the home, boasting a traditional CAST IRON WOOD BURNER for cosy evenings, while the separate 12' GARDEN ROOM, with its elegant French doors sits under a VAULTED CEILING with a GLAZED APEX - inviting an abundance of natural light and providing a seamless transition to the outside. The dedicated DINING ROOM is perfect for entertaining, and the well-appointed KITCHEN offers ample workspace and storage for culinary enthusiasts. Upstairs, THREE WELL-PROPORTIONED BEDROOMS cater to family and guests, including a PRINCIPAL BEDROOM with EN SUITE, alongside a FAMILY BATHROOM, ensuring comfort and flexibility for all ages. Quality finishes, flexible living spaces, and thoughtful design make this home ideal for those seeking both character and convenience. ENCLOSED LAWNED GARDENS promise PRIVACY AND SECLUSION for relaxation or play.



Mature planting and established borders create a picturesque setting, while the generous lawn offers plenty of space for children, pets, or al fresco entertaining. The garden room's French doors open directly onto a sun-drenched patio area, perfect for summer dining or unwinding with a good book. Off-road PARKING is available for multiple vehicles, leading to the DOUBLE GARAGE.

Council Tax band: E

Tenure: Freehold

- Cottage Style Link-Detached Home
- Cul-De-Sac Position with Views to the Village Church
- Over 1500 Sq. ft (stms) of Accommodation
- Spacious Hall Entrance with W.C & Built-in Storage
- 20' Sitting Room with a Cast Iron Wood Burner
- 12' Garden Room with French Doors to Rear
- Separate Dining Room & Kitchen
- Three Bedrooms, En Suite & Family Bathroom

South Walsham is situated partly in the Broads national park and is some eight miles from the city of Norwich and two miles from the market town of Acle. The village covers 3,000 acres, has some 350 dwellings, pubs with restaurants, a post office/stores, a church, a nationally renowned water garden attraction, village hall, recreation ground, and an award winning primary school. It has two broads, South Walsham Broad only a 5 minute walk away, a boatyard and a nature reserve.



SETTING THE SCENE

Set behind low level brick walling, a brick-weave pathway takes you to the main entrance door, with lawn gardens adorning the pathway with a range of mature planting and shrubbery. A double shingle driveway offers off road parking for several vehicles with access to the adjoining double garage.

THE GRAND TOUR

Heading inside, the hall entrance offers the ideal meet and greet space with wood flooring underfoot and stairs rising to the first floor landing, with a useful built-in storage cupboard and ample space for coats and shoes. A door leads off to the ground floor W.C, finished with a white two piece suite with tiled splash-backs and wood effect flooring. Timber latch and brace doors lead throughout the ground floor, with the main sitting room enjoying a feature cast iron wood burner with a pamment tiled hearth, fitted carpet, front facing window and French doors opening up to the garden room beyond. Extending the living space and sitting under a vaulted ceiling with a glazed apex to the rear, this light and bright room offers French doors to the rear garden, with tiled flooring underfoot. Leading off the hall entrance, the dining room continues with wood effect flooring and a front facing window, with a door taking you to the fully fitted kitchen - including integrated cooking appliances. The kitchen includes an inset electric hob and built-in electric oven with space for a microwave, integrated dishwasher and fridge freezer and space for washing machine. Tiled splash-backs run around the work surface, with tiled flooring underfoot and a door taking you to the rear garden.

Heading upstairs, the carpeted landing includes a built-in airing cupboard, with doors taking you to the three bedrooms - all of which are finished with fitted carpet and double glazing. The main bedroom enjoys views across the rear garden, with ample space for freestanding wardrobes and a door taking you to the private en suite shower room.

Finished with a white three piece suite and half tiled walls, a shower cubicle includes a thermostatically controlled shower with wood effect flooring and heated towel rail. The family bathroom completes the property in a similar style with a panelled bath including a mixer shower tap and glazed shower screen, half tiled walls, wood flooring and heated towel rail.

FIND US

Postcode : NR13 6DW

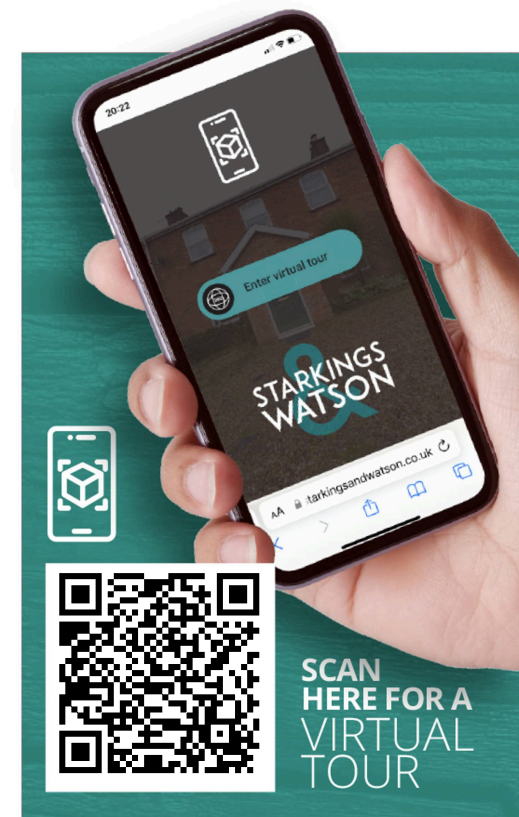
What3Words : ///revise.loud.incur

VIRTUAL TOUR

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

AGENTS NOTES

An electric substation is located within the adjacent barn style storage building. A former public house sits to the rear, with recent planning permission to convert this to a residential dwelling. A water softener is installed.

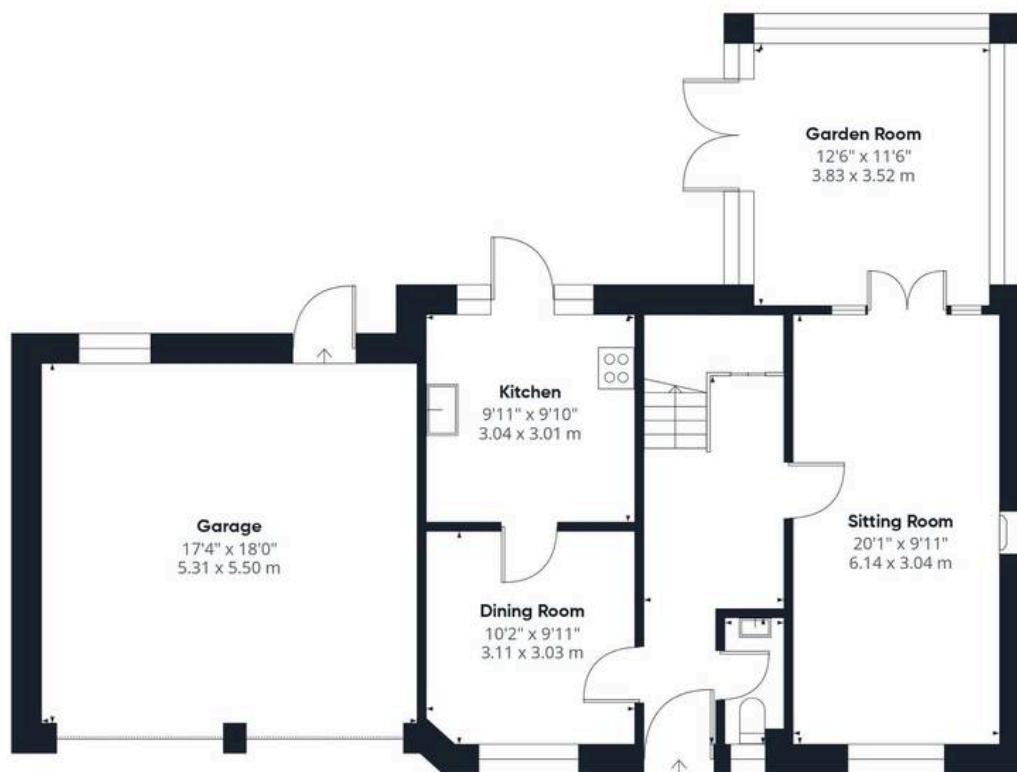




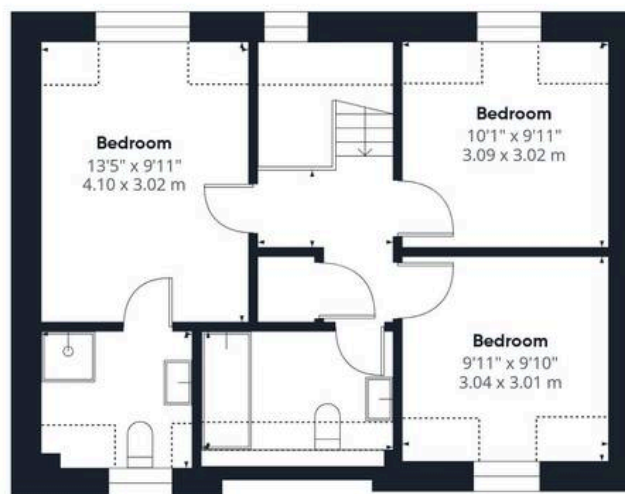
THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed within timber panel fencing whilst being many laid to lawn, alongside a patio seating area which extends from the garden room French doors. A range of mature planting runs across the rear boundary with a side storage area to one side. A timber built storage shed sits to one side, alongside the screened oil tank. A door takes you to the adjoining double garage access via two doors front with storage above, floor standing oil fired central heating boiler, power and lighting.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1508 ft²
140 m²

Reduced headroom

58 ft²
5.4 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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