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*Newgate*  
Kirby Cane, Norfolk

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An exciting opportunity to purchase this superbly positioned and immaculately presented four double bedroom, detached, family home. Situated in the popular Norfolk/Suffolk border village of Kirby Cane, the property enjoys stunning views of the surrounding fields from its peaceful position. Internally, the well-planned accommodation offers three reception rooms, family kitchen/breakfast room, four double bedrooms and two bathrooms. Outside ample parking and south-facing rear gardens further compliment the property.

**Accommodation comprises briefly:**

- Entrance Hall • Sitting Room • Dining Room • Study
- Family Kitchen/Breakfast Room • Utility Room & W/C
- Bedroom One & En-Suite • Family Bathroom
- Bedrooms Two, Three & Four (Double Rooms)
- Ample Parking • Delightful South-Facing Gardens



**Property**

Stepping through the front door, the feeling of space and light that flows throughout the home is instantly apparent. The central hallway flows to all of the ground-floor rooms, and our stairs rise to the first floor. Set to the left, we find the first of the three spacious reception rooms, the study. This versatile room provides a space away from the main living, ideal to work from. Two windows fill the room with light and enjoy the rural views. Opposite, we find the dining room leading open plan from the hallway, this fine-sized room looks to the front gardens and flows open plan to the kitchen/breakfast room, ideal when entertaining. In the kitchen/breakfast room we find space for informal dining whilst a range of modern wall and base units are set against contrasting worktops and splash backs. A fitted fridge, dishwasher, oven, hob and extractor feature whilst the sink is set below a window looking onto the patio and gardens. The kitchen flows again open plan to the rear area of the hallway, where a stable style door leads to the patio. In the hallway, we pass the utility and step into the sitting room set to the rear. This superb room enjoys a triple aspect looking onto the gardens and enjoying the field views. A wood burning stove creates a cosy focal point and French doors open to the garden. On the first floor, the galleried landing echoes the feeling of space and light found throughout. Doors open to all of the rooms, where we initially find three double bedrooms, two of which take in the open field views. At the head of the landing, the family bathroom offers a superb space fitted with a bath, shower cubicle, wash basin and w/c. Completing the accommodation, the main bedroom enjoys a view over the rear gardens. Built-in wardrobes offer a storage solution and a feature fireplace offers a focal point to the room. A door opens to the en-suite shower room that serves the bedroom.







## Outside

Approaching the property via Newgate, we arrive at the frontage of this attractive home. A block-paved drive offers ample parking to the front of the property, with additional hard standing set to the side. The garden is laid to lawn and framed with low lying beds, whilst a picket fence offers a subtle marking of the boundary. Access to both side leads to the rear. At the rear the garden enjoys the southerly aspect ideal for those who love the sun. From the kitchen and sitting room we step out on to the large patio, an extension to the home, in the summer months ideal for entertaining or simply relaxing. The garden itself is simply laid to lawn, which is fully enclosed by timber fencing. A gate leads out to Newgate, and a timber shed is set next to the concealed oil tank.

## Location

Newgate is a private road way offering a highly sought after, semi-rural location in the Norfolk/Suffolk border village of Kirby Cane. The village has a local shop/newsagents, primary school, playground, church and the well known 'Olive Tree' restaurant. A short drive we find Beccles & Bungay, both market towns set on the River Waveney and offering an excellent range of all the necessary amenities and shops, schools, antique shops, restaurants, Theatre & Public Hall (both now showing films) and leisure facilities including indoor & outdoor swimming pools and a golf club. The Cathedral City of Norwich is 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx 16 miles away.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

## Services

All mains connected. Oil Fired Central Heating. Mains Drainage.

Energy Rating: D

## Local Authority:

South Norfolk District Council

Tax Band: D

Postcode: NR35 2PP

What3Words: ///summit.aimed.sulked

## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £475,000**



Approximate total area<sup>m</sup>

138.4 m<sup>2</sup>

1490 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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