



## Meadow View The Street | Claxton | Norwich | NR14

**Guide Price £400,000**

**\*\*GUIDE PRICE £400,000 - £425,000\*\* THE PERFECT FAMILY HOME BACKING ONTO FIELDS IN A QUIET VILLAGE SETTING\*\*** Gilson Bailey are thrilled to present this beautifully appointed and deceptively spacious, four bedroom, detached family home, perfectly positioned in the sought-after rural village of Claxton and backing onto stunning open fields. Set behind a charming shingled driveway with access to an integral tandem garage, the property welcomes you into an inviting entrance hall leading to a cloakroom, a cosy sitting room with a feature fireplace, large kitchen/diner which creates the perfect hub for family life, a practical utility room and family room providing many uses. Upstairs, four generously sized bedrooms and a sleek, contemporary family bathroom provide superb accommodation. To the rear, the outstanding garden stretches to approximately 110ft (stms), beautifully landscaped with lush lawns, mature shrubs, and graceful trees, while a private patio offers a tranquil space for entertaining or alfresco dining, all set against the picturesque countryside backdrop.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.  
Made with Metreplus C5025

## Location

Claxton is nestled in the heart of South Norfolk, just over six miles east of the vibrant city of Norwich. The village offers a peaceful and idyllic setting, with the property itself beautifully positioned enjoying uninterrupted views across the surrounding countryside. Just five miles to the east lies the popular market town of Loddon, known for its strong community spirit, a variety of local shops, cafés, and everyday amenities. For those who enjoy waterside activities, Rockland St Mary is only a short drive away and features a public staithe - ideal for launching small boats or accessing the river, available for use with a small fee.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge and cloakroom.

### Cloakroom

Two piece suite comprising hand wash basin and low level wc, tiled splashbacks, window to side aspect.

### Lounge 19'1" x 18'0"

Double glazed window, two radiators, open fireplace.

### Kitchen/Diner 19'0" x 9'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for dishwasher, radiator, door to rear.

### Family Room 10'7" x 7'3"

Two double glazed windows, radiator, door to rear.

### Utility Room 11'3" x 8'7"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer, double glazed window.

### First Floor Landing

Window to side aspect, airing cupboard, doors to all rooms.

### Bedroom One 11'11" x 9'10"

Double glazed window, radiator.

### Bedroom Two 9'10" x 8'10"

Double glazed window, radiator.

### Bedroom Three 8'9" x 8'9"

Double glazed window, radiator.

### Bedroom Four 8'11" x 8'9"

Double glazed window, radiator, built in wardrobe.

## Bathroom 6'8" x 6'7"

Window to side aspect, three piece suite comprising panelled bath with pumped shower over, hand wash basin and low level wc, tiled splashbacks, towel radiator.

## Front Garden

The well established front garden is mainly lawned with mature trees and shrubs, shrub and flower borders, timber gate to rear. A shingled driveway providing off-road parking for up to three cars gives access to:

## Garage 32'1" x 12'2"

Tandem garage with roller door, power and light connected.

## Rear Garden

A well established extensive garden extending to approximately 110' with secluded patio area stepping up to lawn, well stocked shrub and flower borders, outside water point and courtesy light, all fully enclosed by a mixture of fencing and trees. From the rear boundary, there are stunning farmland views.

## Local Authority

South Norfolk District Council, Tax Band D.

## Tenure

Freehold

## Utilities

Oil fired central heating  
Septic tank

## Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>58</b>                  | <b>67</b>                                                                           |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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