



Station Road, Eccles - NR16 2JG

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Station Road

Eccles, Norwich

Sitting opposite an OPEN GREEN this DETACHED HOME offers a wealth of VERSATILE ACCOMMODATION while being set back from the street behind a mature hedge border giving further PRIVACY. The ground floor has a free flowing feel all coming from the central lobby where each a STUDY/HOME OFFICE, 21' DUAL ASPECT sitting room and separate DINING ROOM can all be found with a MODERNISED KITCHEN to the side giving further seating potential and INTEGRATED COOKING APPLIANCES. The first floor landing gives way to a total of FOUR WELL PROPORTIONED BEDROOMS all having use of the FAMILY BATHROOM, EN-SUITE shower room and ground floor WC. Externally, the rear garden is FULLY ENCLOSED and well planted creating a welcoming space to enjoy the warmer months with a large DRIVEWAY to both the front and side of the home with further GATED DRIVEWAY and GARAGE toward the rear of the home.

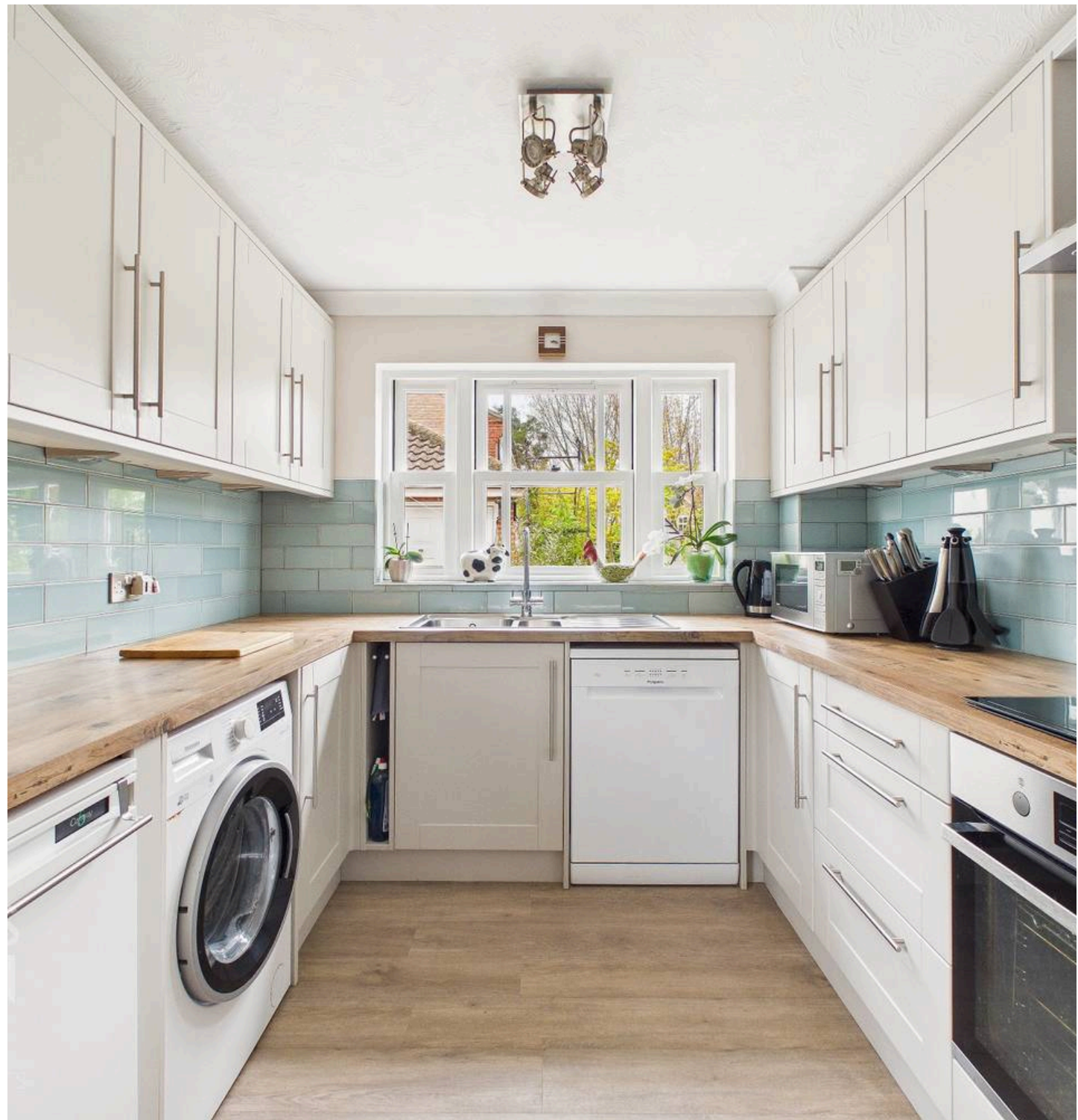


Council Tax band: D

Tenure: Freehold

- Detached Family Home
- Sat Directly Opposite Open Community Green Giving Privacy & Useable Space
- 21' Dual Aspect Sitting Room Flowing Into Separate Dining Room
- Modernised Kitchen With Integrated Cooking Appliances
- Four Well Proportioned Bedrooms
- Family Bathroom, En-Suite & WC
- Fully Enclosed Private Rear Garden
- Large Gated Driveway With Garage To The Rear

The property is in the locality of Eccles within easy access of the A11 through neighbouring Snetterton and a few moments from the market town of East Harling which offers a range of day-to-day amenities including shops, doctors, dentist, pharmacy, takeaways and post office. There is also a good sporting network within the community centre including playing fields, football, cricket and bowls club. Diss, Thetford & Attleborough, nearby towns, both provide further schooling, amenities and transport links via mainline train stations. Park opposite has children's play equipment and football pitch.



## SETTING THE SCENE

The property sits opposite a community green space where a mature hedge border gives further privacy to the front of the home. A large shingle driveway splits with the neighbouring home to give private parking at the front of the home and to the side for multiple vehicles. A five bar swinging timber gate gives privacy and secure parking at the very rear of the property while the side access door leading into the kitchen with garage and rear garden are located just behind.

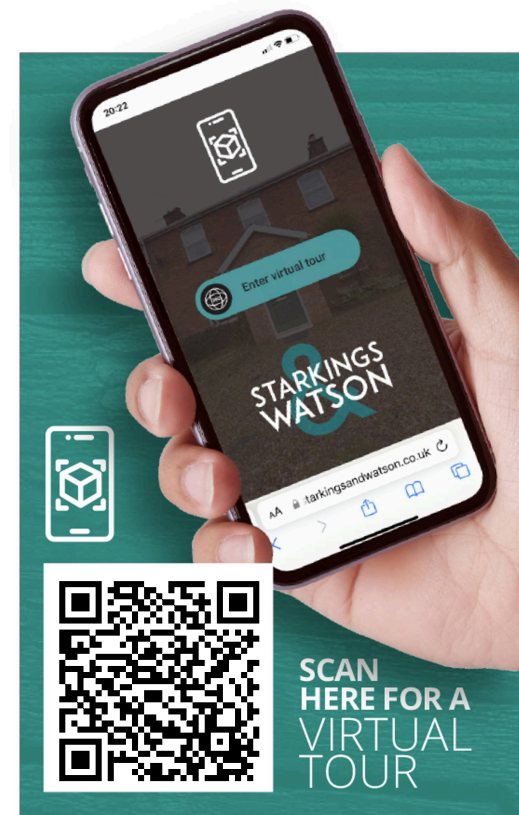
## THE GRAND TOUR

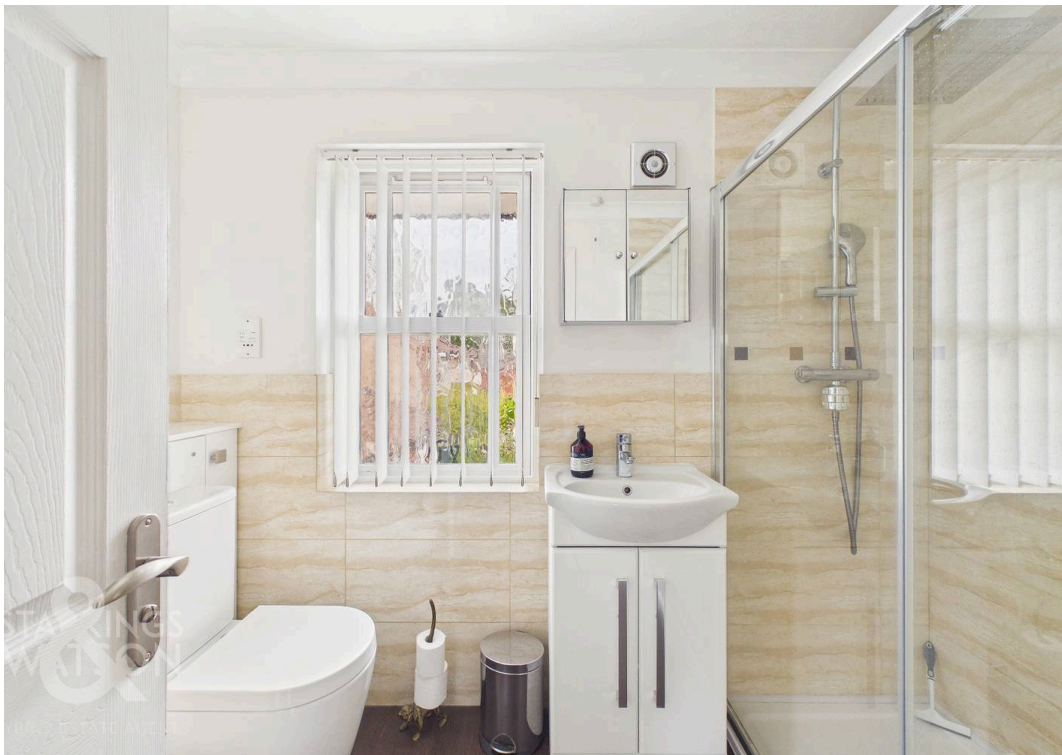
Once inside, a porch style entrance is the first place to greet you at a slightly extended front part of the home where a central lobby then opens up with all solid wooden flooring laid underfoot and handy under the stair storage cupboard. From here all living spaces within the home can be accessed with a free flowing wraparound design with the key living space sitting to the right hand side of the home in the form of a 21' dual aspect sitting room. The space is set upon all carpeted flooring with a double glazed sash windows at the front of the home and French doors to the rear allowing natural light to penetrate every part of the room. The open floor space is conducive to potential choice of layouts with a coal fire situated within the chimney breast ideal for those cosier evenings. A set of glass panelled wooden French doors allow easy access into the separate dining room where the solid wooden flooring continues on through the hallway into this space. A further set of sash windows overlook the rear garden beyond with open flooring more than capable of hosting a formal dining suite.

The kitchen sits just to the left hand side of the home with further access door onto the side of the driveway where wooden effect flooring opens up initially as you enter for potential seating whilst a multitude of floor and base mounted storage units extend out to the rear of the home accompanied by large open worktops and tiled splashbacks. Within the kitchen space remains there is plumbing for further white goods and

appliances whilst an integrated oven and hob are accompanied by an extraction hood just above. To the front of the home a versatile home office space is perfectly suited to its use or could potentially be used as a snug seating area or children's playroom if desired. Sat just next door to this is a handy two piece WC complete with a fully tiled surround and low level radiator.

The first floor landing grants access into each of the four bedrooms as well as a heated airing cupboard and three piece family bathroom suite complete with walk in power shower unit, vanity storage and low level radiator. The two smaller of the bedrooms sit towards the rear of the home where currently the smaller room hosts a single bed with wardrobes whilst overlooking the rear gardens whilst the slightly larger room benefits from a built in storage space currently functioning as a craft and entertainment space. The two larger bedrooms sit towards the very front of the property with the second room benefiting from a recent redecoration creating a bright and airy feel with large open carpeted floor space, whilst the larger of the bedroom sits on the adjacent side of the home benefiting from double built in wardrobes, double glazed sash windows and a en-suite power shower room complete with low level radiator and a predominantly tile surround.







## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with a mixture of timber panel fencing and cleverly planted trees and shrubbery adding to each the vibrancy and privacy of the outside space. A flagstone patio creates the perfect space for garden furniture to sit and enjoy the warmer months whilst a mixture of raised planting beds and flowering plants border the open lawn space. Access to the double garage comes to the left hand side through either a personal door or up and over doors at the very front with parking wrapping background to the front of the home. To rear of the garage is the heating oil tank and a covered storage area currently housing bikes and a lawnmower. There are additional storage areas to the side of the house .

## FIND US

Postcode : NR16 2JG

What3Words : ///headers.strapped.booth

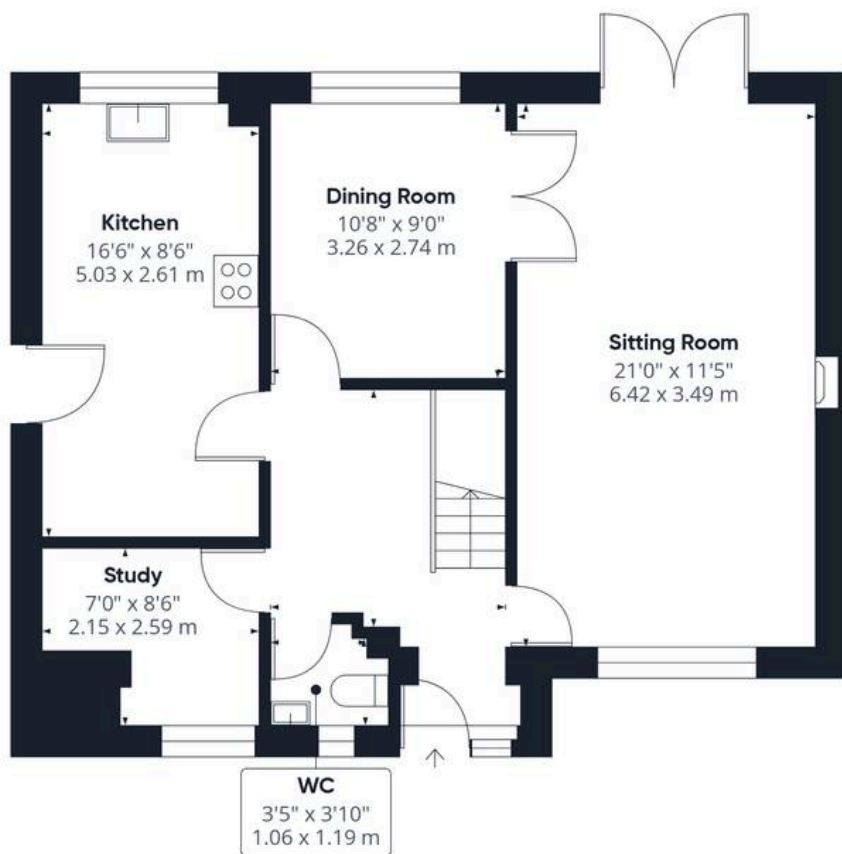
## VIRTUAL TOUR

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

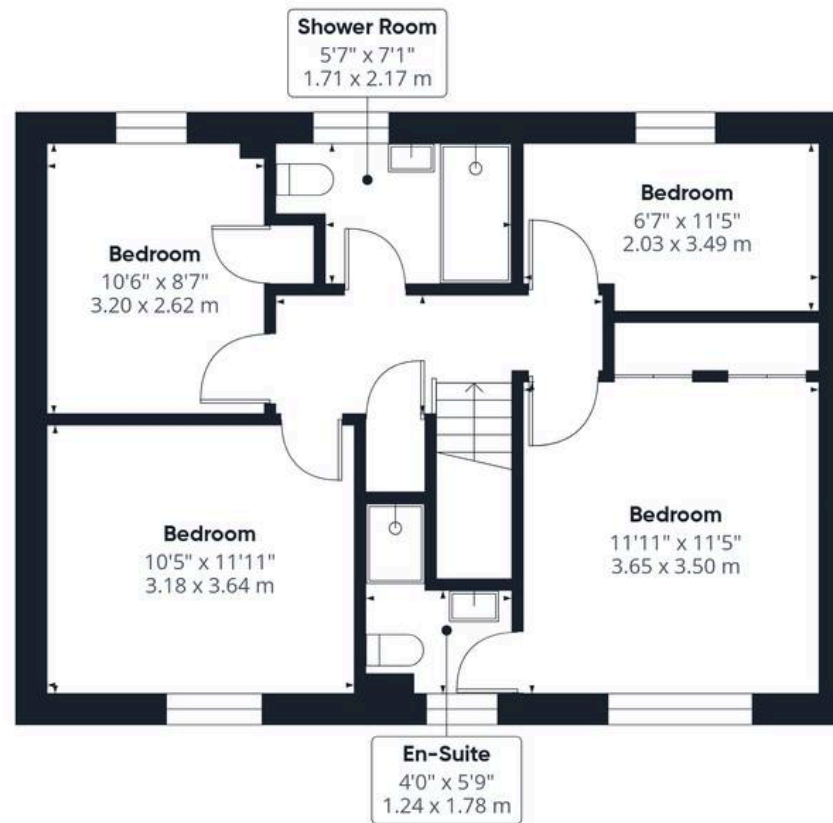
## AGENTS NOTES

Please note there is a monthly maintenance charge for all homes on this select development of approx. £35 for maintenance and upkeep of the treatment plant.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1234 ft<sup>2</sup>

114.8 m<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.

GIRAFFE 360





## Starkings & Watson Hybrid Estate Agents

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