

Oaklands, Old Buckenham NR17

Guide Price **£390,000**

DONNA VINCENT

eXp

- Ref:DV1198
- Detached four-bedroom family home
- Over 1,200 sq ft of spacious accommodation
- Stunning open-plan lounge, dining and kitchen area
- Bi-fold doors opening onto the rear garden
- Field views to the rear
- Versatile ground floor bedroom four/study
- Sought-after village location in Old Buckenham
- En-suite to the principal bedroom plus family bathroom
- No onward chain

Council Tax Band: D

Tenure: Freehold

Introduction

Situated within a small cul-de-sac of similar detached homes in the highly sought-after village of Old Buckenham, this beautifully presented four-bedroom detached family home with over 1200 sq ft of accommodation enjoys an enviable position with open field views to the rear and is offered with no onward chain.

Thoughtfully modernised and reconfigured by the current owners, the property offers spacious and versatile accommodation designed for modern family living. The heart of the home is the impressive L-shaped open-plan lounge, dining and kitchen area, creating a wonderful sociable space, with bi-fold doors opening onto the rear patio and garden, perfectly framing the countryside views beyond.

The ground floor also benefits from a versatile fourth bedroom, which could equally serve as a home office or study, together with a practical shower room incorporating a utility area.

Upstairs, there are three generous double bedrooms, including a main bedroom with en-suite shower room, together with a well-appointed family bathroom.

Outside, the enclosed rear garden enjoys a delightful outlook across open fields, providing a peaceful setting for relaxing and entertaining. Combined with its desirable village location, quality finish and flexible accommodation, this is an excellent opportunity to purchase a superb family home in one of Norfolk's most popular villages.

Accomodation Comprises:

Ground Floor

Entrance Hall Front entrance door opening into a spacious and welcoming entrance hall. Stairs rising to the first floor, radiator, step down with doors leading to the ground floor bedroom four/study, lounge, shower/utility room and kitchen.





Bedroom 4/Study A spacious and versatile room with a window to the front aspect and radiator. Ideal for use as a fourth bedroom, home office or study.

Open Plan Lounge/Diner A generous double-aspect living space with two radiators, forming part of an impressive L-shaped open-plan layout leading into the kitchen. Bi-fold doors open onto the patio and rear garden, creating an excellent space for both everyday living and entertaining.

Kitchen Beautifully fitted with a contemporary range of matching grey wall and base units, complemented by tall storage cupboards and ample work surfaces. One and a half bowl sink unit with mixer tap, integrated dishwasher, integrated tall fridge, integrated double oven, electric hob with cooker hood above. The kitchen flows seamlessly into the open-plan lounge/dining area, creating an ideal space for modern family living and entertaining.

Utility/Shower Room A practical and well-appointed dual-purpose room fitted with a one and a half bowl sink unit with work surface, space for a tall fridge/freezer and washing machine. Low-level WC, walk-in shower cubicle with drench shower head and separate handheld shower attachment, wall-mounted heated towel rail and tiled flooring.

<u>First Floor</u>

Landing Spacious first floor landing with radiator, access to the loft space, built-in airing cupboard with fitted shelving, and doors leading to all three bedrooms and the family bathroom.









Bedroom 1 A spacious double bedroom with window to the front aspect, radiator and door to the en-suite shower room.

En Suite Fitted with a contemporary suite comprising a walk-in shower cubicle with drench shower head and separate handheld shower attachment, low-level WC and wash hand basin with vanity cupboard below. Black heated towel rail.

Bedroom 2 A generous double bedroom with window to the front aspect and radiator.

Bedroom 3 A further double bedroom with window to the rear aspect and radiator.

Bathroom Fitted with a modern three-piece suite comprising a panelled bath with mixer tap and shower attachment, low-level WC and wash hand basin with vanity cupboard below. Black heated towel rail.

Outside To the front of the property, a gravel driveway provides off-road parking for several vehicles. Gated side access leads to the south-facing rear garden.

The rear garden enjoys a sunny south-facing aspect with attractive field views beyond. Predominantly laid to lawn, it is enclosed by mature hedging and features a timber shed, outside combi boiler and a paved seating area, creating an ideal space for relaxing and entertaining outdoors.

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As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all Anti-Money Laundering (AML) checks before your offer can be formally accepted.







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