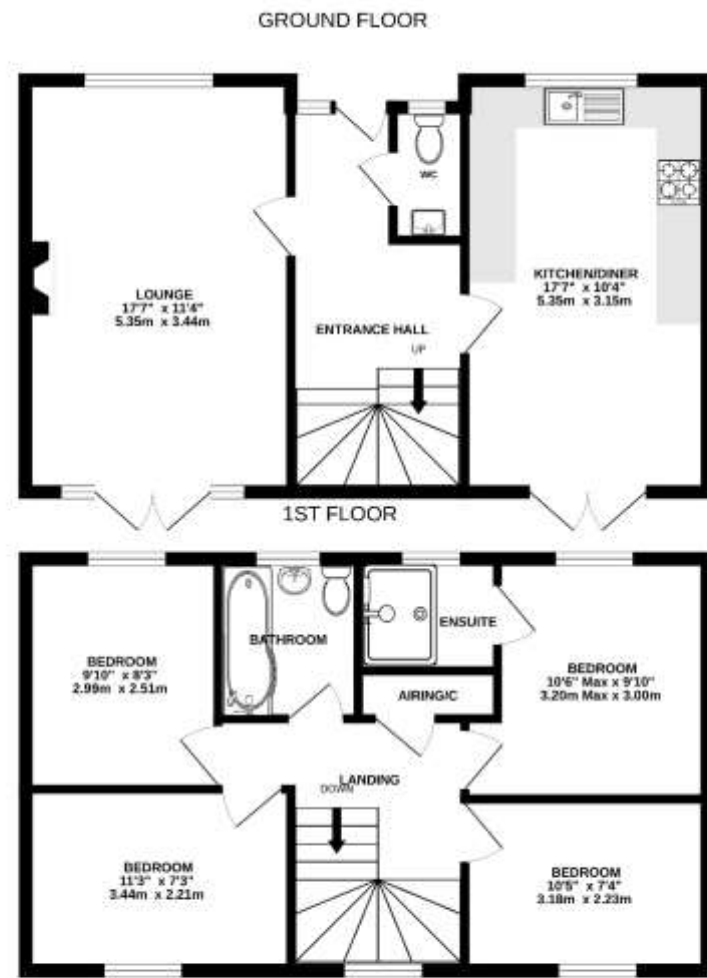


Church Farm Close, Weston Longville
OIEO £325,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Detached Family Home
- Four Bedrooms
- Modern Kitchen/Diner
- Spacious Lounge
- Modern Bathroom
- Enclosed Garden With Church Views
- Garage & Driveway
- Recently Re-Fitted Electric Storage Heaters
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band D

Description

A spacious four-bedroom detached family home situated within a highly desirable semi-rural village to the north-west of Norwich, offered to the market with no onward chain.

Positioned within a quiet and exclusive close, the property benefits from convenient access to the A47 and Northern Distributor Road, making it ideal for both commuters and families alike. The accommodation is both generous and well-presented throughout, beginning with a welcoming entrance hall providing access to a cloakroom, a spacious lounge, and a modern kitchen/diner, with stairs rising to the first floor. The bright and airy lounge features a charming fireplace and French doors opening onto the rear garden. The contemporary kitchen/diner is fitted with a range of wall and base units with stylish work surfaces over, complemented by integrated appliances and ample space for a dining table. French doors also lead directly from the kitchen to the garden, creating an ideal space for entertaining.

To the first floor, there are four well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Further benefits include recently installed electric storage heaters operating on an Economy 7 tariff along with easy access to the local pub and bus routes. The property is also served by a shared sewage treatment plant, with residents contributing quarterly towards maintenance and running costs.

Outside

Externally, the property continues to impress with a detached garage featuring an electric roller door, a driveway, and additional side parking. The enclosed rear garden is mature and predominantly laid to lawn, which boasts views over the church with a patio area perfect for outdoor dining.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Water Supply, Sewerage Treatment Plant - £90.99 per quarter service charge and Electric Storage Heaters.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax D

Tenure

Freehold

Directions

From the A1067 Fakenham Road continuing through Taverham. Turn left into Mar Hill Road and follow the road where it becomes Church Street. Bear left onto Church Farm Close and turn left where the property can be found at the end of the cul-de-sac.

