Fircroft
27 Station Road | Salhouse | Norfolk | NR13 6NX

FINE & COUNTRY

FINDING YOUR FOREVER

"Coming to the market for the first time since it was built,
this is a superb family home in a prestigious and enviable location.
A large property in generous gardens, it's a place that has huge potential and would suit a family looking to put down roots
in a lovely area or a couple wanting space for visiting friends and relatives.
In one of Broadland's most desirable villages, this is a beautiful home with much to recommend it and must be seen."

KEY FEATURES

- A Large Detached Family Home, built in the 80's situated in the Sought After Village of Salhouse
- Four Double Bedrooms and Two Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility Room and Ground Floor WC
- Three Reception Rooms and Spacious Reception Hall
- Mature Gardens include a Patio, Pergola Covered Walkway, Garden Shelter, Pond and a Raised Bed Vegetable Patch with a Glasshouse
- A Versatile Outbuilding incorporates a Workshop and Store
- Triple Garage and Plenty of Driveway Parking
- The Accommodation extends to 2,949sq.ft
- Energy Rating: C

If size matters, this will fit the bill! Enormously spacious and well proportioned, it's a wonderful family home and the gardens are fabulous. Mature and well maintained with room to grow your own and space for children to play, this is a place where you can picture yourself settling down – somewhere you won't want to leave and a home that will adapt to every stage of family life.

Welcome Home!

This impressive home was built in the 1980s and has been in the same ownership ever since, which testifies to its success as the perfect long-term family home. The owner was drawn to the desirable and safe location, to the large plot and to the sheer amount of space on offer – and the appeal is clear today. This is a handsome property in large gardens that offers huge versatility and a very warm welcome. When you explore the house, you can easily see how comfortable and effortless life here would be and how well it would work as a place to raise your children right through until they fly the nest, staying here as they return with families of their own. Or perhaps you're retiring into the area and you want space for your family and friends to visit at weekends and in the holidays? This is the ideal home for you. The family have had many get togethers here – a large group, this has been a place where everyone can fit in comfortably, so Christmas dinners, birthday celebrations, summer parties and more have all taken place here, and three generations of the family have many memories at the home.

KEY FEATURES

Easy Living

Everything about this home is welcoming and well proportioned. The central reception hall is filled with light from the galleried landing above and gives you a sense of space straight away. All the main ground floor rooms are found off the hall. There's a large dual aspect sitting room with a feature fireplace and gas stove, double doors leading from the hall and sliding doors to the patio to the rear of the house. The dining room is another lovely room and would also make a great snug or playroom. There's a spacious study to the front, so you can keep an eye on comings and goings when you're working. The utility room is the size of most people's kitchens! And the kitchen itself is lovely and roomy, with space for a family table and sliding doors to the east, allowing morning sun to pour in and make your morning cuppa rather more cheerful and uplifting. Upstairs, all four bedrooms are really generous doubles and all have built-in storage, so it's a home that's as practical as it is attractive. The master has a four-piece en-suite, while the other three bedrooms share a large bathroom with a shower and beautiful feature freestanding bath.

The Best Of The Broads

Outside the gardens are larger than you might expect. The owners have created beautiful mature surroundings and there's plenty to delight a keen gardener – and lots of lawn to delight children who can spend many a happy hour playing football or running around out here! In addition to the triple garage to the front, there's a large workshop in the rear garden that was originally home to the district nurse. Today it's a useful and versatile outbuilding. There's also a lovely glasshouse. Salhouse is an attractive village and in this part of it you have peace, quiet and plenty of privacy, but you're never far from anything. There's a train station a short walk from the front door, with trains heading up to North Norfolk or over to Norwich. There's also a gym, a farm shop, café and more close by, as well as lots of lovely country walks. You can head to Salhouse Broad in summer, and the village also benefits from a primary school, so it's ideal for families. Neighbouring Rackheath has shops and an excellent chippy which is always popular. Wroxham is also just a few minutes from here and has everything you need. All in all, this home offers a winning combination of privacy and accessibility.

INFORMATION

On The Doorstep

Salhouse is a large village which is split into two parts. The railway is found in one part and a good mile or so, the other part of the village boasts a fine pub, a post office and Salhouse Broad. There is a good range of amenities in nearby Wroxham, with Roys of Wroxham stores and supermarket, pubs, café's, and restaurants. Nearby Blofield and Blofield Heath provides shops, a fish and chip shop, chemist, hairdresser, doctors' surgery, library and school. There are good leisure facilities in Blofield too, with Plantation Park Recreation Ground not far away, bowls, plus hard and grass tennis courts also available in the village.

How Far Is It To?

Salhouse lies 7 miles east of the cathedral city of Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

Directions

Leave Norwich on the Salhouse Road, at the roundabout take the 2nd exit and stay on Salhouse Road. Go over 1 mini roundabout and continue onto Norwich Road. Turn left onto Station Road and Fircroft, number 27 will be found clearly signposted by a Fine and Country For Sale Board.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage, Solar Panels
Fibre Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band D
Freehold

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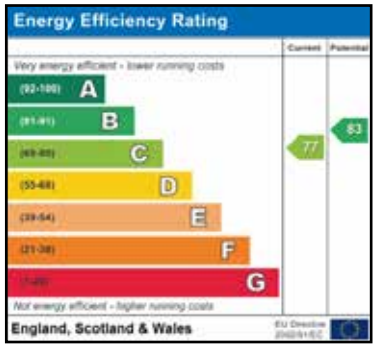

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS & GARAGE) : 2949 sq.ft (274 sq.m.) approx.
TOTAL FLOOR AREA : 3787 sq.ft. (351.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
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For a free valuation, contact the numbers listed on the brochure.

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FINE & COUNTRY

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