



School Road, Fritton - NR15 2QN

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



School Road

Fritton, Norwich

EXTENDED and MODERNISED SEMI-DETACHED HOME, offering approximately 1665 sq. ft (stms) of versatile accommodation, set on a GENEROUS 0.16 ACRE PLOT (stms) with UNINTERRUPTED FIELD VIEWS. This impressive property has been thoughtfully UPGRADED throughout, including enhanced electrics, replacement central heating boiler and a CONTEMPORARY INTERIOR finish. The practical BOOT ROOM creates the ideal everyday entrance with AMPLE STORAGE, alongside the original HALL ENTRANCE, UTILITY ROOM and ground floor W.C, ideal for busy family life. The 16' SITTING ROOM is a standout feature, complete with a WOOD BURNER for cosy evenings. At the heart of the home, the spectacular 27' L-SHAPED EXTENDED KITCHEN/LIVING SPACE boasts a striking glazed ROOF LANTERN and TWIN SETS of BI-FOLDING DOORS, flooding the area with natural light and creating a seamless connection to the outdoors - perfect for entertaining or relaxed family living. A CENTRAL ISLAND in the kitchen is adorned with QUARTZ SURFACES, whilst there is an abundance of space to DINE and ENTERTAIN.

The flexible layout includes up to FIVE BEDROOMS, with the option for a ground floor STUDY or bedroom to suit your needs. The principal bedroom benefits from a VAULTED CEILING and modern EN SUITE, while a stylish family bathroom serves the remaining bedrooms. Ample storage, adaptable living spaces, and the potential for a dedicated work-from-home area make this an exceptional choice for families and professionals alike. THE GREAT OUTDOORS truly comes into its own with this property. The expansive rear garden enjoys a PRIVATE ASPECT and backs directly onto open fields, offering PANORAMIC RURAL VIEWS and a sense of tranquillity rarely found.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Extended & Modernised Semi-Detached Home
- Approx. 1665 Sq. ft (stms) of Accommodation
- Large 0.16 Acre Plot (stms) with Field Views
- 16' Sitting Room with Wood Burner
- 27' L-Shaped Kitchen/Living Space with Glazed Roof Lantern & Twin Sets of Bi-folding Doors
- Boot Room & Hall Entrance
- Up to Five Bedrooms including a Ground Floor Study/Bedroom
- Ground Floor W.C, En Suite & Family Bathroom



The rural village of Fritton is a conservation village. Excellent local walks and fantastic rural views can be appreciated, whilst amenities are available approximately two miles away at Long Stratton which include schooling, shops, bank, library and garage. About eleven miles to the north is the cathedral and university city of Norwich which has a thriving business community and is regarded as the regional centre.

SETTING THE SCENE

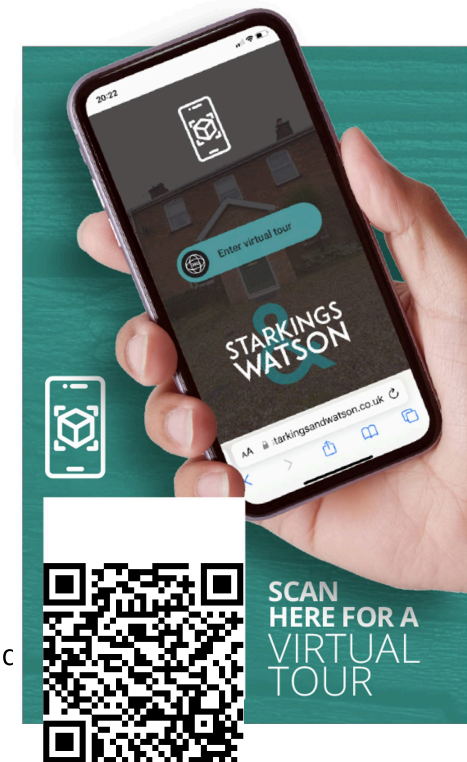
Set back from the road and approached via a shingle driveway, off road parking and turning space can be found to front, with enclosed timber fenced boundaries and mature planting lining the front entrance door. To the side of the property access leads to the rear garden and everyday boot room.

THE GRAND TOUR

The boot room offers the ideal meet and greet space with wood effect tile flooring underfoot including underfloor heating, with a recessed barrier mat and ample space for coats and shoes. A range of storage cupboards are built-in with solid wood work surfaces and an inset ceramic butler sink with mixer tap, sitting alongside the floor standing oil fired central heating boiler with tiled splash-backs. A door leads seamlessly into the adjacent kitchen, dining and living space which forms part of the rear extension, with twin sets of bi-folding doors opening up to the rear garden and a large glazed roof lantern which floods the space with excellent natural light. Wood effect tiled flooring with underfloor heating flows through the space, with ample room for soft furnishings and a dining table. An attractive contemporary décor adorns the room, which offers a versatile range of uses. The kitchen has been finished to a high specification, with extensive built-in Wren storage cupboards and quartz work surfaces, alongside a large central island and breakfast bar which houses the inset electric ceramic hob. Twin sets of electric eye level ovens sit beyond, with a full height fridge and freezer, and a dishwasher integrated, with contrasting tiled splash-backs

and matching up-stands around the work surface. An inner hallway continues with wood effect flooring where the main hall entrance can be found, with a door to the front and stairs rising to the first floor landing, with a storage space below. The dedicated utility room leads off with further storage units and solid wood work-surfaces, space for laundry appliances and wood effect flooring underfoot. The ground floor study sits adjacent also offering a ground floor bedroom option with wood effect flooring and a front facing window. From the hall entrance a ground floor W.C with a two piece suite and tiled splash-backs is tucked neatly to one side, whilst a door leads off to the main formal sitting room centred on a feature cast iron wood burner creating a focal point to the room, with fitted carpet underfoot and front facing window enjoying views across the garden and fields opposite.

Heading upstairs, the landing is finished with painted wood flooring and a rear facing window - offering garden views, with doors taking you to the four bedrooms, all of which enjoy painted wood flooring, built-in storage and uPVC double glazing. The main bedroom sits at the rear forming part of the extension and sitting under a vaulted ceiling with panoramic garden views via the rear facing window, with a built-in wardrobe and private en suite. The en suite offers a white three piece suite including storage under the hand wash basin with a walk-in shower cubicle and thermostatically controlled shower, with tiled splash-backs and tiled effect flooring. The family bathroom completes the property with a three piece suite including a shower over the bath with attractive tiled splash-backs, wood effect tiled flooring and rear facing window.







THE GREAT OUTDOORS

Heading outside, the rear garden has been neatly landscaped to include a full width patio extending from the sitting room bi-folding doors, with gated access to the front, access to the oil tank and outside water supply. The garden continues within enclosed timber fence boundaries with two further patio seating areas and low level timber picket fencing to the rear boundary to enhance the field views. Beyond, a range of timber sheds offer storage alongside a workshop building which will be an ideal home office if required with sliding patio doors to the side. A range of planting can be found to all boundaries with huge potential to further landscape space to suit your buyer's needs.

FIND US

Postcode : NR15 2QN

What3Words : ///cemented.patrol.marmalade



VIRTUAL TOUR

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

AGENTS NOTE

The property utilises a shared septic tank, for all the properties on the road and is dealt with by Anglia Water.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1665 ft²
154.8 m²

(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.

GIRAFFE360





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