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ICONIC
ESTATE AGENTS

Station Road, Cantley
£425,000 Freehold



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.

- Spacious Detached Family Home
- Four Bedrooms With Principle En-Suite
- Two Further En-Suite Bedrooms
- Impressive Dual Aspect Sitting Room
- Contemporary Kitchen
- Private Garden To The Rear
- Garage & Ample Driveway
- Modernised To A High Standard Throughout
- Offered With No Onward Chain
- EPC Rating C / Council Tax Band E

ICONIC

Station Road
Cantley, Norfolk, NR13 3SQ

Description

Iconic are delighted to present this attractive four-bedroom family home, situated in the popular Norfolk village of Cantley. Offered with no onward chain, this impressive property has been modernised to a high standard by the current owner, offering spacious and versatile accommodation throughout. Ideally positioned just a stone's throw from Cantley railway station, with direct journeys to Norwich taking approximately 18 minutes, this fantastic home is perfectly suited to families and commuters alike.

The accommodation begins with a generous entrance hallway, featuring tiled flooring, a staircase rising to the first floor and useful storage beneath. Doors lead to the principal ground-floor rooms, including a convenient downstairs cloakroom fitted with a two-piece white suite comprising a low-level WC and wash basin with vanity unit beneath. The cloakroom is finished with fully tiled walls, tiled flooring and an opaque side-facing window. The kitchen is well proportioned and fitted with a range of contemporary high-gloss wall and base units, complemented by roll-top work surfaces and a ceramic sink with mixer tap. There is an integral electric oven, separate hob with extractor above, ample space for additional appliances and a useful breakfast bar. Windows to the front and side aspects provide natural light, while a separate utility area offers further storage and space for a washing machine, tumble dryer and fridge. A door provides convenient access to the rear of the property. One of the standout features of this home is the impressive sitting room, measuring approximately 21'11" x 18'11". This substantial reception space benefits from dual-aspect windows, allowing plenty of natural light to flow through, alongside French doors opening directly onto the rear garden. The generous proportions provide ample space for both relaxing and entertaining.

Outside

Outside, the property is approached through double electric gates, set within brick boundary walls. The shingled driveway provides ample off-road parking which leads to the single garage with roller door, complemented by slate borders and gated access on both sides of the property leading through to the rear garden. The rear garden offers a private outdoor space, predominantly laid to lawn and complemented by mature flower and shrub borders. A patio area, accessed directly from the sitting room, provides an ideal setting for outdoor dining and entertaining.

A particularly attractive feature is the garden pond, complete with a charming wooden footbridge, creating a distinctive focal point and adding character to this appealing outdoor space.

Location

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

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

Tenure

Freehold

Directions

From the A47 Norwich Road, turn left onto the B1140 High Road and follow the road along where it becomes Manor Road. Continue to follow Manor Road and turn right into Station Road where the property can be found indicated by our For Sale Board.











