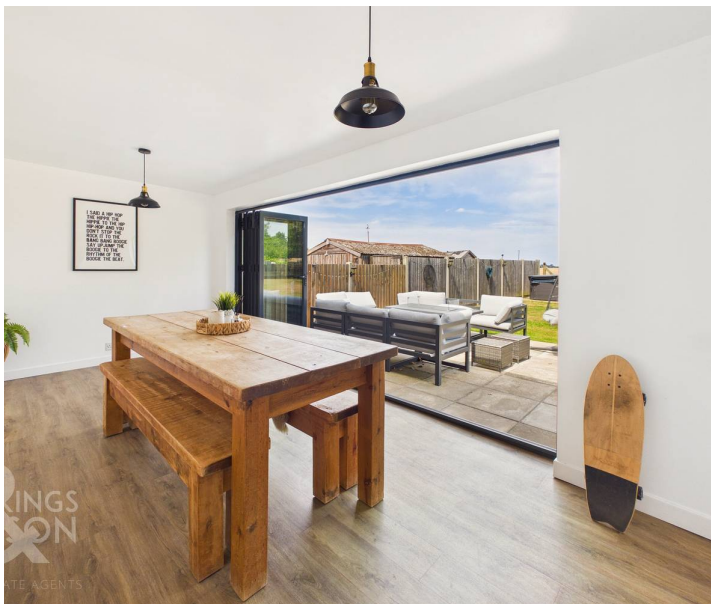




Knapton Green, Knapton - NR28 0RU



Knapton Green

Knapton, North Walsham

RARELY AVAILABLE and BEAUTIFULLY PRESENTED, this DETACHED BUNGALOW enjoys a SECLUDED POSITION with STUNNING COUNTRYSIDE VIEWS, offering the perfect blend of privacy and accessibility, just five minutes' drive from the COAST, with PUBLIC TRANSPORT LINKS a stone's throw away. Boasting 1667 SQ. FT (stms) of spacious accommodation IDEAL FOR FAMILIES, additionally benefitting from SOLAR PANELS for LOWER RUNNING COSTS. The property welcomes you through a generous HALLWAY ENTRANCE leading to a 21' DUAL ASPECT SITTING ROOM, flooded with natural light and offering a relaxing ambience. The 17' DINING ROOM features BI-FOLDING DOORS that seamlessly connect indoor and outdoor living, ideal for entertaining or enjoying tranquil rural vistas. The 14' FULLY FITTED KITCHEN is equipped with INTEGRATED APPLIANCES, complemented by a SEPARATE UTILITY ROOM for added convenience. FOUR DOUBLE BEDROOMS offer versatile accommodation for families or guests, served by a FAMILY BATHROOM and an additional three piece SHOWER ROOM. The property occupies a SUBSTANTIAL PLOT, with ENCLOSED FRONT and REAR GARDENS providing private, enclosed spaces for all the family. A SUBSTANTIAL DRIVEWAY accommodates numerous vehicles with ease, and there is POTENTIAL FOR A DOUBLE GARAGE, making this home as practical as it is appealing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: C

- Beautifully Presented Detached Bungalow Offering 1667 Sq. Ft (stms) Of Family Accommodation
- Rarely Available Secluded Positioning Overlooking Expansive Countryside Views
- Just 5 Minutes Drive From The Coast & Public Transport Links A Stones Throw Away
- 21' Dual Aspect Sitting Room & 17' Dining Room With Bi-Folding Doors
- 14' Fully Fitted Kitchen With Integrated Appliances & Separate Utility Room
- Four Ground Floor Double Bedrooms
- Shower Room & Family Bathroom With Shower Over Bath
- Substantial Plot Offering Private Gardens, Plentiful Driveway Parking & Potential Double Garage

Knapton is a small and quiet rural village just a couple of miles from the sandy beaches of Mundesley with Sidestrand and Cromer a little further up the coast. The market town of North Walsham offers individual shopping opportunities and from here, you could catch the local train to the City of Norwich. With the Broads and Wroxham also close by, this is a great location for exploring and enjoying the many attractions of the county.



SETTING THE SCENE

Set far back from the road, the property features an enclosed frontage accessed via a swinging wooden gate opening onto an expansive shingle driveway, providing off-road parking for multiple vehicles and leading to the garage and workshop spaces. The remainder of the frontage is laid to a generous, well maintained lawn bordered by mature hedging, with established trees and plantings scattered throughout. Reached via a shallow step set under an open porch, the main entrance is located at the front of the home.

THE GRAND TOUR

Stepping inside, the bright and spacious entrance hall offers an inviting meet-and-greet space featuring low maintenance hard flooring underfoot, a built in storage cupboard and overhead loft access, with doors leading to all accommodation. To the right sits the 20' dual aspect sitting room, bathed in natural light from uPVC double glazed windows, finished with carpeted flooring underfoot, and offering generous space for a variety of soft furnishings. A doorway opens to an inner hallway leading to two well proportioned double bedrooms, both of which featuring carpeted flooring and space for double beds and freestanding furniture. Both rooms are served by a centrally located three piece shower room comprising a glass enclosed shower cubicle, tiled flooring, and a wall mounted heated towel rail. Back in the main hallway, a further double bedroom is currently arranged as a dressing room and boasts large fitted wardrobes with mirrored doors. Conveniently positioned opposite, a three piece family bathroom features floor-to-ceiling wall tiling and hard flooring underfoot. Positioned adjacent at the front of the home, the main double bedroom offers carpeted flooring with ample room for a large double bed and freestanding storage furniture.

At the end of the hallway, you are welcomed into the spacious 14' fully fitted kitchen and breakfast room. The kitchen itself is equipped with an extensive range of solid wood wall and base units, an inset ceramic sink set beneath the window, LED spotlights and integrated appliances including a fridge/freezer and dishwasher, alongside space for a freestanding range style cooker with an extractor hood above.

An open doorway flows into the 17' dining room, which offers plenty of space for formal dining and features bi-folding doors opening directly onto the garden patio. Completing the layout, doors from the dining room provide access to a separate utility/boot room and direct internal entry to the 22' garage.

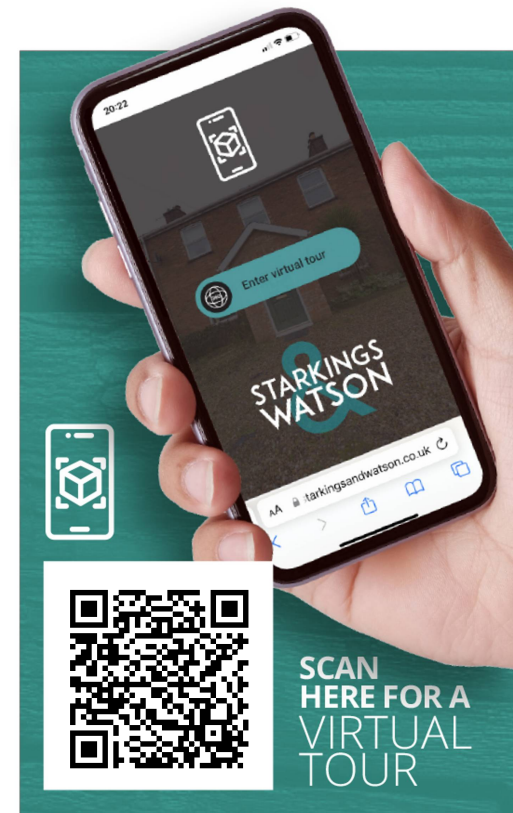
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VIRTUAL TOUR

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

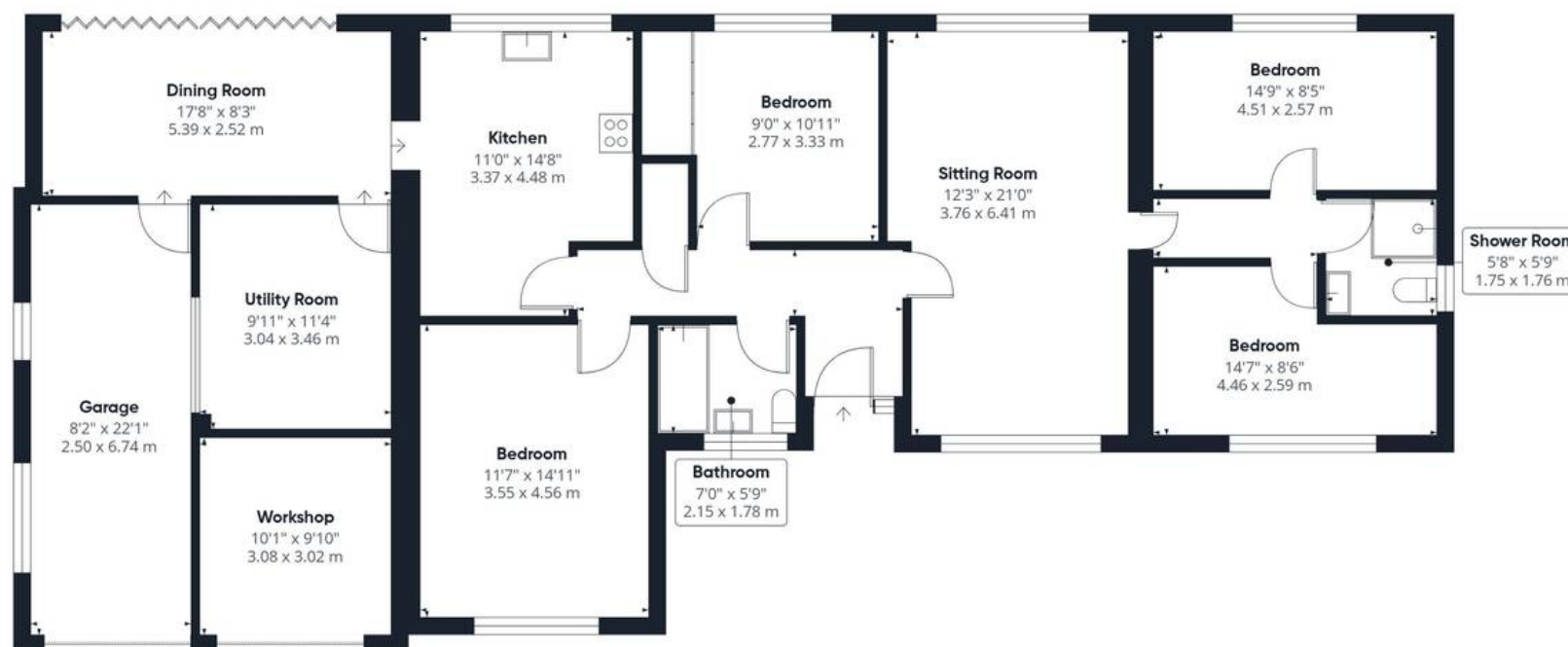




THE GREAT OUTDOORS

Stepping outside the expansive rear garden is fully enclosed by lush green shrubs and timber panel fencing, to create the perfect sanctuary for those with green-fingers! With three separate divisions, the direct patio from the dining room is the perfect area for a morning coffee, with decked seating for alfresco dining and panoramic countryside scenery. While the remainder of the garden is laid to lawn with a range of shrubs and mature trees sat perfectly to the rear creating a dynamic visual.





Approximate total area⁽¹⁾

1667 ft²

154.9 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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