



Church Close, South Walsham - NR13 6DW

**STARKINGS
&
WATSON**

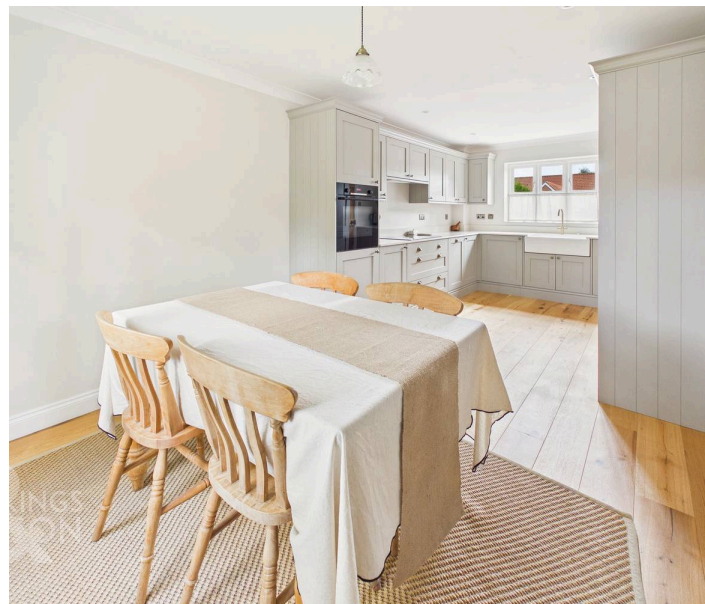
HYBRID ESTATE AGENTS



Church Close

South Walsham, Norwich

NO CHAIN. PRESENTING AN UPDATED and MODERNISED DETACHED COTTAGE STYLE HOME, this impressive residence is positioned in a SECLUDED and EXCLUSIVE CUL-DE-SAC, offering peace, privacy, and a welcoming sense of community. The property is approached via a NEWLY LAID TAR AND CHIP GATED DRIVEWAY, providing ample off-road parking and leading to a GARAGE. Step inside to a spacious hall entrance with WOOD FLOORING and a cloakroom, setting the tone for the high-quality finish throughout. The DUAL ASPECT SITTING ROOM, complete with a charming WOOD BURNER, creates a warm and inviting atmosphere, ideal for relaxing evenings or entertaining guests. The heart of the home is the NEWLY FITTED HIGH SPECIFICATION KITCHEN/DINING ROOM, featuring integrated appliances and generous worktop space, perfect for keen cooks and family gatherings. Upstairs, THREE DOUBLE BEDROOMS offer comfortable and flexible accommodation, well-suited for families, guests, or those seeking a dedicated home office. The CONTEMPORARY FAMILY BATHROOM and EN SUITE SHOWER ROOM



provide a luxurious touch, with sleek fittings and a modern aesthetic. Throughout, the property boasts practical storage solutions, CENTRAL HEATING with a 2025 installed BOILER, and a versatile layout, making it an ideal choice for both growing families and downsizers seeking quality and comfort. The GARDENS are equally impressive, with LANDSCAPED REAR GARDENS that enjoy a NON-OVERLOOKED REAR ASPECT for total privacy. The fully enclosed garden is bordered by timber panel fencing, creating a secure environment for children and pets.

Council Tax band: E

Tenure: Freehold

- Updated & Modernised Detached Cottage Style Home
- Gated Driveway with Garage & Well Kept Gardens
- Hall Entrance with Cloakroom
- Dual Aspect Sitting Room with a Wood Burner
- Newly Fitted High Specification Kitchen/Dining Room with Integrated Appliances
- Three Double Bedrooms
- Contemporary Family Bathroom & En Suite Shower Room
- Landscaped Rear Gardens Enjoying a Non-Overlooked Rear Aspect



South Walsham is situated partly in the Broads national park and is some eight miles from the city of Norwich and two miles from the market town of Acle. The village covers 3,000 acres, has some 350 dwellings with restaurants, stores, a church, a nationally renowned water garden attraction, village hall, recreation ground, and an award winning primary school. It has two broads, South Walsham Broad only a 5 minute walk away, a boatyard and a nature reserve.

SETTING THE SCENE

Set back from the road and approached via a timber five bar gate, a sweeping shingle driveway offers ample off road parking with access to the main property and adjacent garage. Well stocked and well maintained front gardens include steps which rise to a lawn expanse, with a shingled seating area and access to the rear garden.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with engineered oak wood flooring underfoot and stairs rising to the first floor landing - with a built-in storage cupboard below and a door leading off to the ground floor W.C. Finished with a contemporary white two piece suite, the cloakroom includes storage under the hand wash basin and attractive tiled splash-backs. The kitchen/dining room offers an open plan space with dual aspect windows and doors to front and rear, with French doors leading out to the rear garden. The newly fitted kitchen offers a high specification finish with quartz work surfaces and integrated cooking appliances including an inset electric ceramic hob and built-in eye level electric oven. A suite of appliances include an integrated dishwasher, washing machine and fridge freezer, whilst engineered oak wood flooring continues underfoot with ample space for a dining table. The sitting room sits opposite also enjoying dual aspect views and French doors out to the rear garden, with a feature fireplace including an attractive herringbone style brickwork, and inset cast iron wood burner which creates a focal point to the room.

Heading upstairs, the carpeted landing includes a built-in airing cupboard with doors to the three bedrooms - all of which are finished with fitted carpet and double glazing. The main bedroom includes an ensuite shower room, with a white three piece suite including a corner shower cubicle with aqua-board splash-backs and a thermostatically controlled shower, heated towel rail and storage under the hand wash basin. Completing the property, the family bathroom is finished in a similar style with a three piece suite including a rolled top bath, with storage under the hand-wash basin.

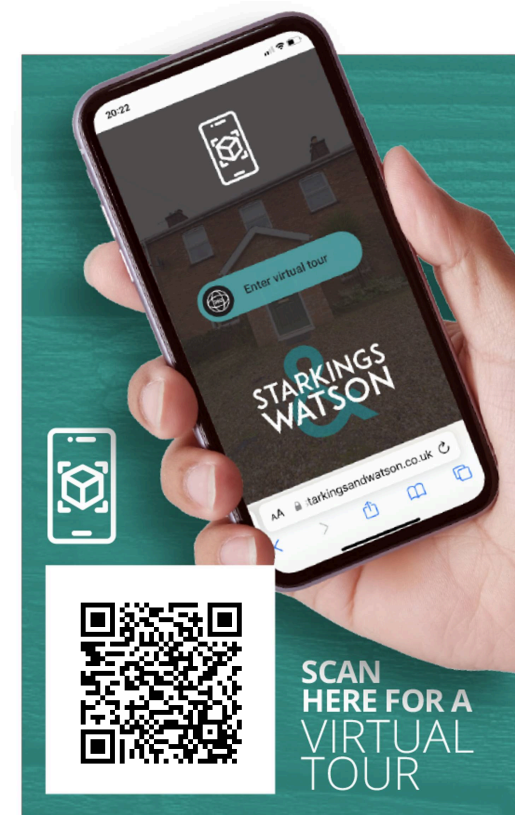
FIND US

Postcode : NR13 6DW

What3Words : ///trifling.take.highlighted

VIRTUAL TOUR

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





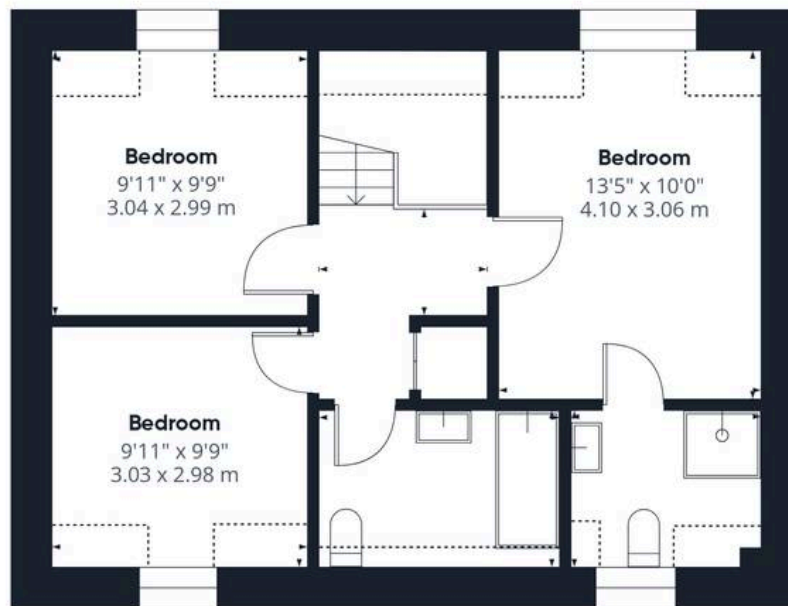
THE GREAT OUTDOORS

The rear garden has been well maintained and includes a fully enclosed space, with timber panel fencing and a central lawn. A shingled seating area can be found from the rear facing French doors. A patio seating area sits as the far end of the garden - enjoying a private non-overlooked rear aspect, with access also leading to the screened oil tank. The garage sits to the front of the property, accessed via double doors, with storage above, power and lighting.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

999 ft²

92.7 m²

Reduced headroom

46 ft²

4.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.