



Sparham Barns Heath Road, Sparham Barns - NR29 5FH



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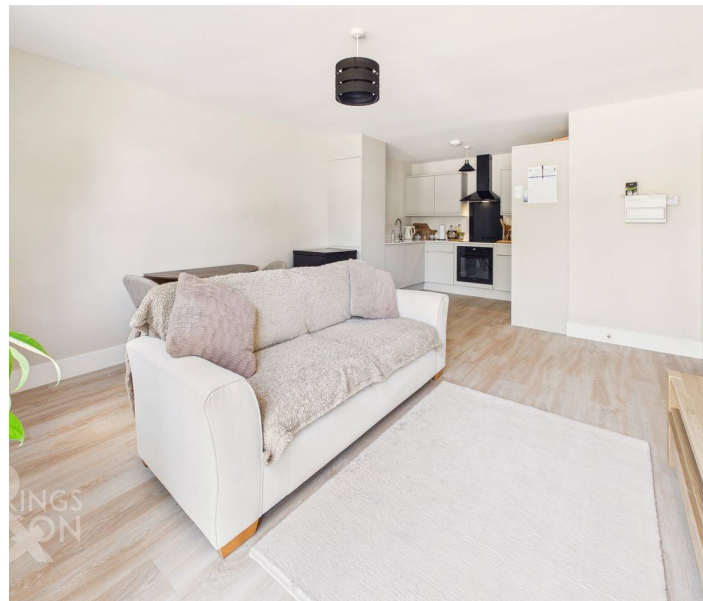
Sparham Barns, Great Yarmouth

Presenting a **FLAWLESSLY DECORATED BARN CONVERSION** nestled in a **STUNNING RURAL LOCATION**, this exceptional residence combines contemporary style with country charm. Step through the inviting entrance into a **BRIGHT AND SPACIOUS 20' OPEN PLAN KITCHEN / LIVING AREA**, where a large window to the front flood the space with natural light, creating a welcoming atmosphere for relaxing or entertaining. The **STUNNING MODERN KITCHEN** features sleek **HANDLELESS CUPBOARDS** and a full range of **INTEGRATED APPLIANCES**, perfect for culinary enthusiasts and those who appreciate a streamlined finish. **TWO DOUBLE BEDROOMS** provide comfortable accommodation with additional **STORAGE SOLUTIONS**. The **MODERN FAMILY SHOWER ROOM** is beautifully appointed with a **DOUBLE RAINFALL SHOWER**, ensuring a luxurious start and end to each day. Throughout the home, a **HEAT SOURCE AIR PUMP** with **UNDERFLOOR HEATING** delivers excellent energy efficiency and year-round comfort. This property also benefits from **ALLOCATED PARKING FOR TWO VEHICLES** to the front, as well as access to **WELL MAINTAINED COMMUNAL LAWNS**, providing both convenience and a sense of community.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

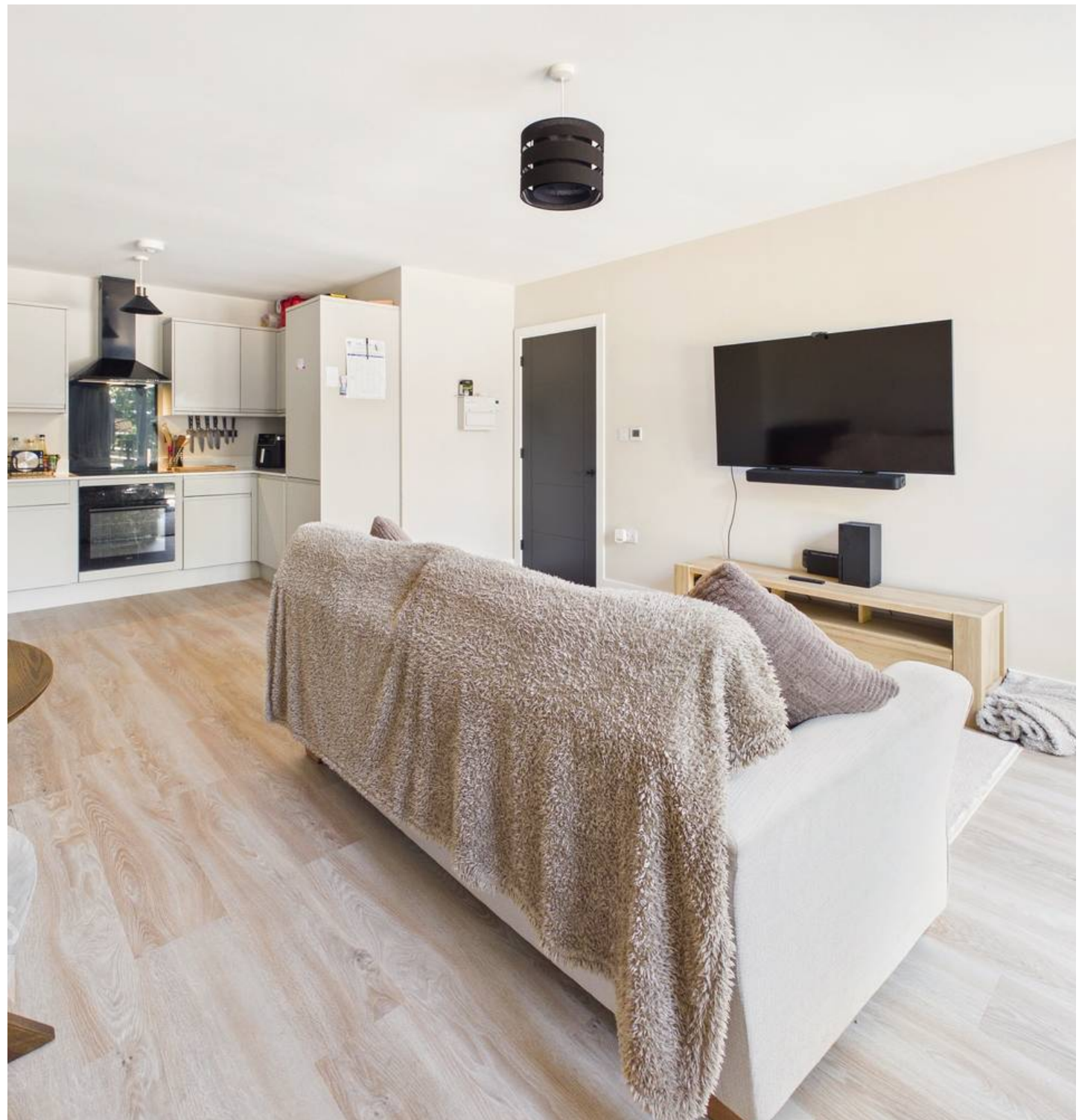


- Flawlessly Decorated Barn Conversion in Stunning Rural Location
- Two Double Bedrooms with Access to Private Courtyard with Gated Access to Front
- 20' Open Plan Kitchen / Living Area with Patio Doors to the Front Flooding the Space with Light
- Stunning Modern Kitchen with Handleless Cupboards & Integrated Appliances
- Modern Family Shower Room with Double Rainfall Shower
- Private & Enclosed Patio Area Creates a Sunny Space for Alfresco Dining & Storage
- Heat Source Air Pump with Underfloor Heating Offers Excellent Energy Efficiency
- Communal Lawned Gardens & Allocated Parking for 2 Vehicles to the Front

The nearest village is Rollesby which is a Broadland Village located approximately eight miles from the coastal town of Great Yarmouth. The village offers a Primary School, Village Hall, Public House and Bus Service to Norwich and Great Yarmouth. Nearby, popular locations such as Filby and Martham offer further schooling options with local shops and pubs to enjoy also.

SETTING THE SCENE

The property is set back from the street where a opening leads to a communal space where shingle bedding has been laid and two allocated parking spaces can be found to the front of the home. Communal grounds wrap around the exterior of the buildings with pin stores located towards the bottom of the plots. Towards the front of the property, electric vehicle charging points have been fitted with access door leading directly into the home.



THE GRAND TOUR

Once inside, a flawless décor is the first thing you'll notice with all living accommodation coming from the central hallway to your right. Two well proportioned double bedrooms can be found, each set upon carpeted flooring with both being more than capable of hosting a large double bed with additional storage solutions and soft furnishings. The main living accommodation comes in the form of a 20' open plan kitchen, sitting and dining room where hard wearing wooden effect flooring opens up to leave more than enough room for both a formal dining table and sitting room set up with a bright and inviting décor throughout. The kitchen space features sleek modern cabinetry set around square edge solid work surfaces with integrated appliances including a fridge/freezer, oven, hob/ dishwasher and washer dryer for added convenience. This space, much like the rest of the home is heated with all air source, heat pump and underfloor heating making for easy arrangements of soft furnishings.

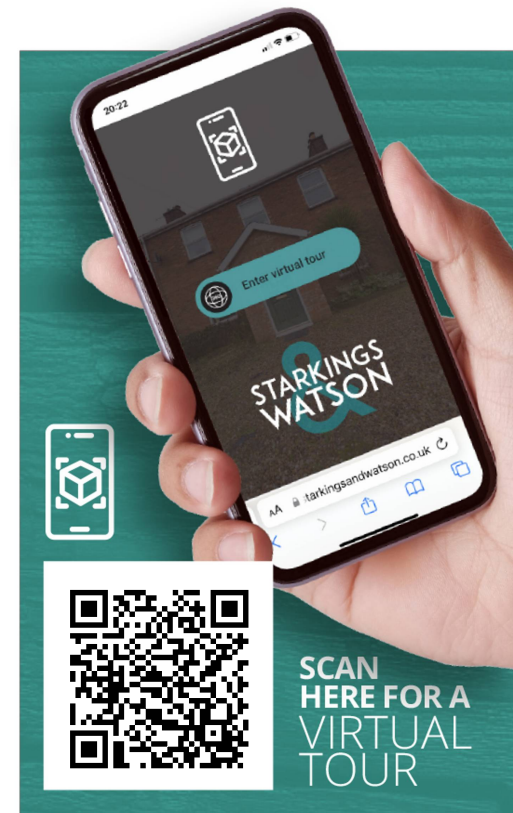
FIND US

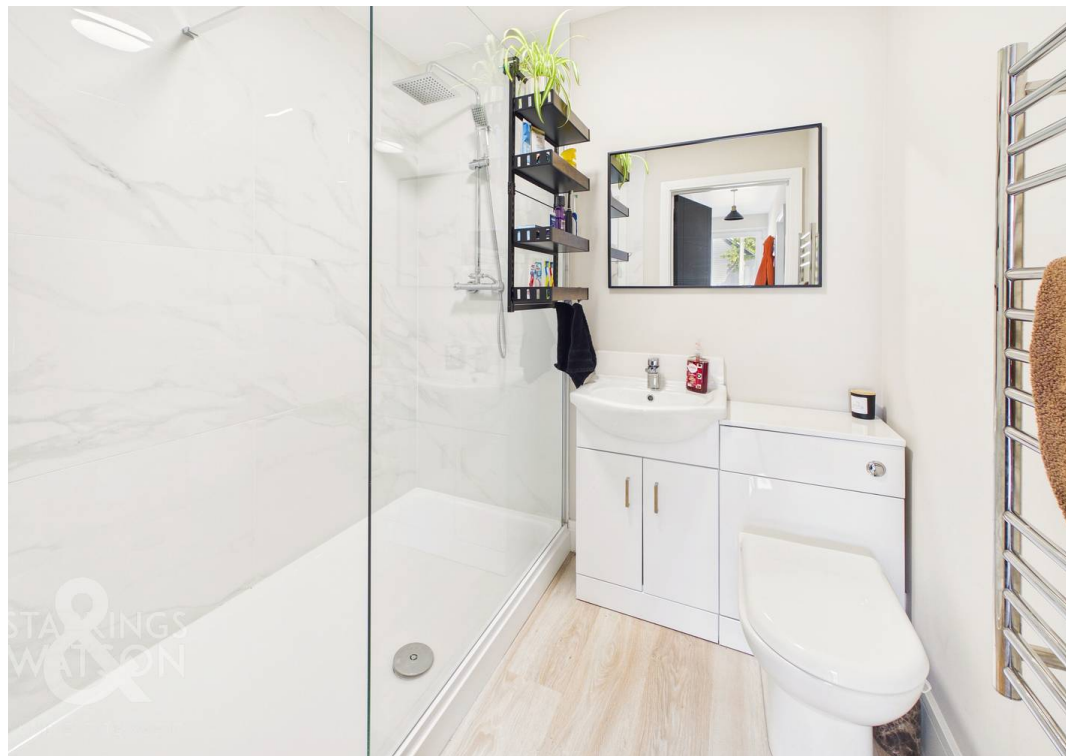
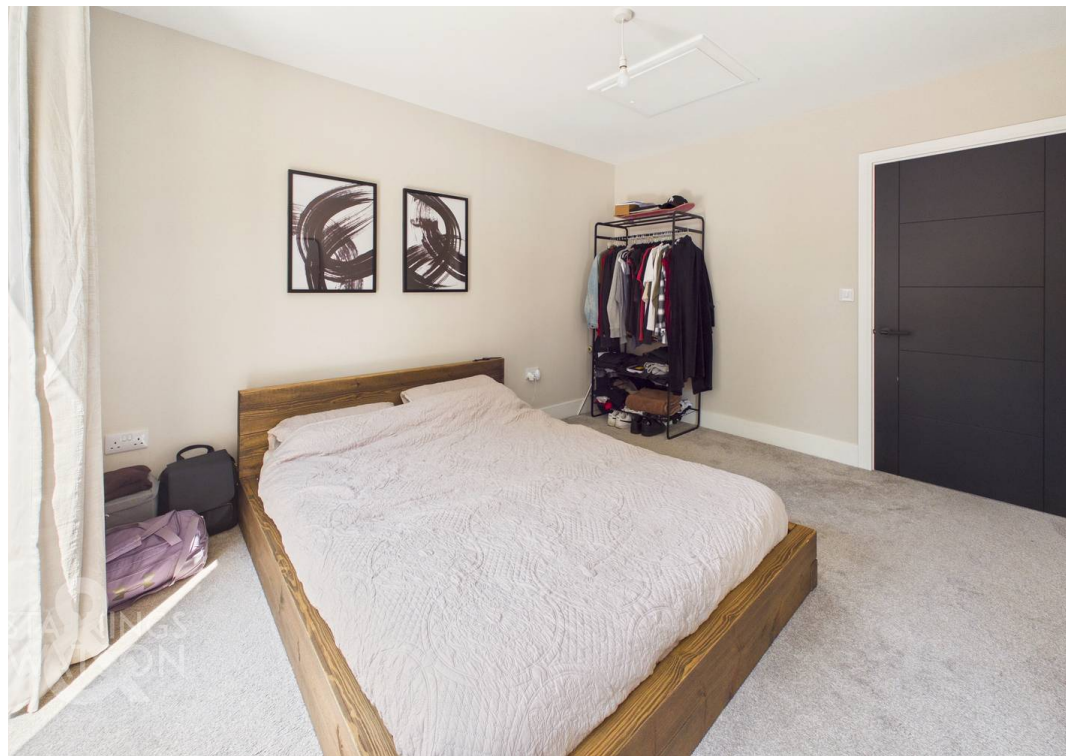
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VIRTUAL TOUR

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

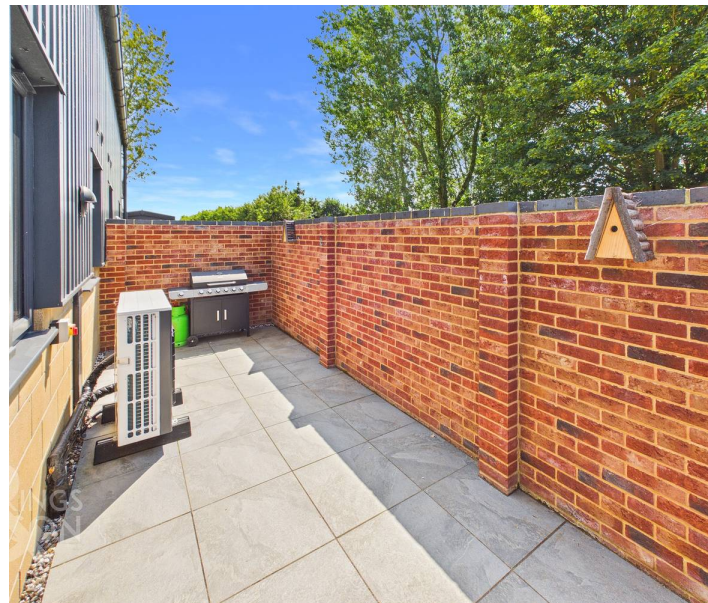






THE OUTSIDE REAR

To the side is a private paved courtyard style garden, offering the ideal space for alfresco dining and storage of bicycles, perfect for exploring the surrounding countryside, with gated access to the front of the property, the allocated parking spaces and the well maintained communal lawned gardens to the rear.



Shower Room
6'9" x 5'9"
2.07 x 1.77 m

Bedroom
12'7" x 9'10"
3.84 x 3.01 m

Bedroom
12'6" x 10'6"
3.83 x 3.21 m

Kitchen/Dining/Sitting Room
13'1" x 20'10"
3.99 x 6.36 m

Approximate total area⁽¹⁾
607 ft²
56.3 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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