



Old Hall Farm, Wood Lane, Burgh, Norwich, NR11 6TB

welcome to

Old Hall Farm, Wood Lane, Burgh, Norwich

Tucked away in a peaceful barn development, this spacious four-bedroom semi-detached residence enjoys stunning rural views. Features include a vaulted open-plan kitchen/dining room with triple Aga, double-aspect lounge with wood burner, principal bedroom with balcony, generous gardens & parking.



Entrance Hall

Double-glazed window, wall light, radiator, wooden floor, under-stairs cupboard, stairs leading to First Floor.

Lounge

Double aspect room with two double-glazed windows to the front & two double-glazed windows to the rear, wall lights, TV point, BT point, three radiators, wood-burner inset in brick fireplace, exposed timbers, stable door leading to rear garden.

Shower Room

Corner shower, low-level WC, wash-hand basin, tiled floor, spotlights, heated towel rail, double-glazed window.

Inner Hall

Wooden floor, radiator, airing cupboard, double-glazed window, doors leading to the front and rear, a step up into the Kitchen/Dining Room.

Kitchen/Dining Room

Fitted with a range of wall & base level units, a triple AGA cooker, hot water mixer tap, wooden work surface, space for an American-style fridge-freezer, further sink & drainer with mixer tap over, wooden floor, exposed timbers, TV point, step down to the dining area which also has a wooden floor, spotlights, double-glazed windows, double-glazed doors opening to the rear garden, Velux windows, two radiators and step up from the Kitchen leading into the Utility Room.

Utility Room

Wall & base level units, sink & drainer with mixer tap over, electric cooker, wall lights, tiled floor, radiator, wood-panelled ceiling, skylight, double-glazed windows, stable door leading to Outside.

Study/Bedroom 5

Located on the Ground Floor with two radiators, two double-glazed windows, wall lights, TV point, BT point, opens into a walk-in storage cupboard with fitted shelves, radiator & double-glazed window.

First Floor Landing

Loft access, airing cupboard.

Bedroom 1

Triple aspect room with double-glazed windows to the front, side & rear with far-reaching countryside views, two radiators, wall lights, BT point, open-fronted wardrobe, exposed timbers, UPVC door leading out to a decked area which has fantastic rural views.

Bedroom 2

Skylight, wall lights, TV point, exposed timbers, radiator.

Bedroom 3

Double-glazed window with far-reaching countryside views, BT point, TV point, wall lights, exposed timbers, radiator.

Bedroom 4

Double-glazed window with far-reaching countryside views, wall lights, exposed timbers, radiator.

Updated Bathroom

Bath with central mixer tap, two heated towel rails, low-level WC, wash-hand basin, skylight, half-tiled walls, wood-effect flooring, exposed timbers.

Outside

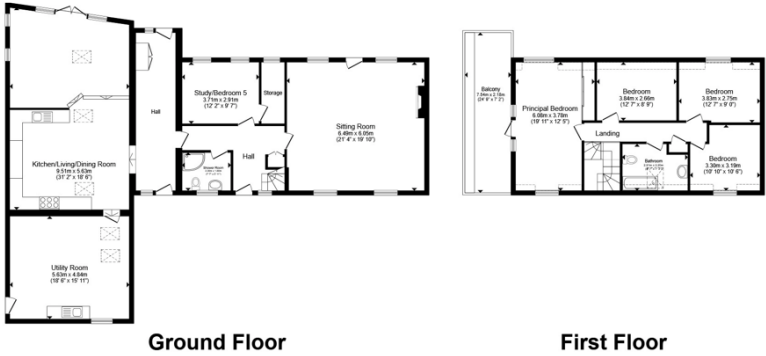
To the front of the property are two allocated parking spaces and a pathway leading to the front door. The rear garden is on two levels. The first level has both a patio area and lawned area with steps leading down to a further lawned garden. There is a shed and external access to the rear.

What 3 Words

///outgrown.octagon.mule

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 237.0 m² (2,551 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Old Hall Farm, Wood Lane, Burgh, Norwich

- Exceptional Semi-Detached Residence
- 4 Bedrooms, Master Enjoys Balcony With Far Reaching Views
- Large Double Aspect Lounge with Woodburner
- Impressive Kitchen/Diner with Triple Aga
- Tucked Away Rural Setting

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/AYS110451



Property Ref:
AYS110451 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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