



4 The Old Barns Hall Road, Wood Dalling Norwich NR11 6SR

welcome to

4 The Old Barns Hall Road, Wood Dalling Norwich

A stylish Barn Conversion, tucked away in the Norfolk countryside and approached by a long tree-lined road with fields alongside. Potentially 3 Bedrooms, with cart store parking and private - NO ONWARD CHAIN!



Living Room

16' 3" x 9' 8" extending to 12' max (4.95m x 2.95m extending to 3.66m max)

With front entrance door with a beam above, imposing high vaulted ceilings through to first floor level, open turning stairway leading off, front & rear double glazed windows, pamment tile sill to the front, raised hearth with wood burner and full height flue, three radiators, plenty of beams, study area to beamed alcove and access to all accommodation.

Dining Area

9' x 7' 8" (2.74m x 2.34m)

Opening off the main living room with access to kitchen and second stairway leading off. Fitted display shelving, double glazed front window with pamment sill, radiator, exposed brickwork & double doors open to Kitchen.

Kitchen

9' 7" x 7' 5" (2.92m x 2.26m)

With door opening out to rear garden decking and a rear window. Fitted range of base and wall units with natural wood work surfaces with tiled surrounds, 1½ bowl sink unit, electric hob/oven with stainless steel hood above, integral dishwasher, washing machine and fridge.

Bathroom

Approached via a Cloaks lobby with door from living room & small window. Double glazed window, tiling to walls and floor, radiator and chrome towel radiator, WC, wash basin and bath with shower over.

Study / Bedroom Three

8' 9" x 7' (2.67m x 2.13m)

A double aspect room with front and side double glazed windows with pamment sills, exposed beams, radiator and presently serves as home office.

Bedroom One

13' 3" max x 8' (4.04m max x 2.44m)

With sloped and vaulted ceilings, exposed roof timbers, natural wood floor, electric heater, latch doors to wardrobe, eaves access and roof light

window with view across to imposing Hall with its tall chimneys (stairway from living room).

Bedroom Two

13' 6" max x 7' 7" min extending to 9' 8" max (4.11m max x 2.31m min extending to 2.95m max)

With sloped and vaulted ceilings, roof light window to front giving view across to Hall chimneys, exposed roof timbers, natural wood floor, eaves access, small alcove, shelved cupboard with latch door and electric heater.

Outside

Unusually for a barn conversion this property enjoys a variety of garden areas away to the rear, including more traditional lawned garden with beds, attractive garden walling with archway and a sizeable decking area with access from the kitchen, providing a sheltered space to sit or dine outside. Access through into your large brick and tile built cart store style Outbuilding, with wide open front giving vehicular access and plenty of storage space. This is accessed by a shared driveway leading off to the right from the main entrance, all the way around the rear of this and adjoining conversions.

Agents Note:

Whilst not listed in its own right the property is curtilage listed given its historic connection to neighbouring Wood Dalling Hall which is a listed building.

Agents 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.



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welcome to

4 The Old Barns Hall Road, Wood Dalling Norwich

- Stylish 3 Bedroom Barn Conversion
- Private Garden Spaces
- Tucked Away Country Setting
- Full Height Ceiling to Main Reception
- Brick Built Open Cart Store Outbuilding

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in excess of

£299,950



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RPM103622 - 0019

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