



**Woodstock, The Street, Little Barningham, Norwich, NR11 7AG**

**welcome to**

**Woodstock, The Street, Little Barningham, Norwich**

Set on a fantastic plot in the highly desirable village of little Barningham is this deceptively spacious detached Chalet. This property is offered with no onward chain and enjoys 2 double bedrooms, open plan kitchen/diner, re-fitted shower room, lounge and has ample parking & garage.



### Entrance Hall

Wood effect flooring, stairs to first floor, radiator.

### Lounge

20' 9" x 13' 4" Max (6.32m x 4.06m Max)

Double aspect room with double glazed windows to the front aspect and double glazed doors to the rear, two radiators, wood burner inset to fireplace, TV point.

### Kitchen/Diner

20' 9" x 11' 1" max (6.32m x 3.38m max)

Fitted with a range of wall and base level units, ceramic sink and drainer unit, wood effect work surface with tiled splash back, electric cooker point with hood over, spotlights, radiator, double aspect room with double glazed windows to the front and rear aspect, stable door to the garden, opens to utility area.

### Utility Room

Plumbing for washing machine, central heating boiler, door to outside and garage.

### First Floor Landing

Doors to bedrooms and shower room.

### Bedroom 1

15' 7" max x 9' 1" (4.75m max x 2.77m)

Two built in cupboards, double glazed window, radiator.

### Bedroom 2

13' 1" max x 11' 1" (3.99m max x 3.38m)

Double glazed window, radiator

### Re-Fitted Shower Room

Luxury refitted shower room comprising a walk in double shower with drench head over, vanity wash hand, low level WC, heated towel rail, tiled floor, double glazed window.

### Outside

To the front of the property is a generous lawned garden with planted borders and has access to the left hand side of the property. There is a driveway that enjoys off road parking leading to a single garage with up and over door which has a personal door to the utility room. The rear garden has a shed, greenhouse and patio area with a generous lawned garden with mature shrub and trees.



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.focalagent.com](http://www.focalagent.com)



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## Woodstock, The Street, Little Barningham, Norwich

- Wonderful Village Location
- No Onward Chain
- 2 Double Bedroom
- Luxury Refitted Shower Room
- Open Plan Kitchen/Diner
- Ample parking & Garage
- Brilliant plot size

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

offers in excess of  
**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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