



The Street, South Walsham - NR13 6AH

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HYBRID ESTATE AGENTS



The Street

South Walsham, Norwich

NO CHAIN. Occupying a sought-after VILLAGE LOCATION, this charming semi-detached CHARACTER COTTAGE offers over 940 sq. ft (stms) of beautifully presented accommodation. The property seamlessly blends TRADITIONAL FEATURES with MODERN COMFORT, showcasing a welcoming 13' SITTING ROOM complete with a STRIKING FEATURE FIREPLACE - perfect for relaxing evenings. A FORMAL DINING ROOM provides an ideal setting for entertaining guests or as a SNUG/STUDY, while the impressive 16' L-shaped KITCHEN/DINING ROOM offers ample space for family meals and gatherings whilst enjoying GARDEN VIEWS. The ground floor BATHROOM is thoughtfully designed with a SHOWER over the bath, catering to the needs of a busy household. Upstairs, FOUR GENEROUSLY PROPORTIONED BEDROOMS each benefit from built-in WARDROBES, ensuring plentiful storage and a sense of order. The COTTAGE is set back from the road, approached by a DOUBLE DRIVEWAY to the front, providing convenient off-road parking for multiple vehicles, and access to the GARAGE.



Throughout, the property enjoys a LIGHT and AIRY ATMOSPHERE, enhanced by tasteful décor and well-proportioned rooms. Offering an ENCLOSED and NON-OVERLOOKED haven for outdoor living, the garden is bordered by timber panel fencing, creating a sense of PRIVACY and security, and is mainly laid to lawn with a wide variety of mature planting and established shrubbery to the borders.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G

- Semi-Detached Character Cottage
- Over 940 Sq. ft (stms) of Accommodation
- 13' Sitting Room with Feature Fire Place & Formal Dining Room
- 16' L-Shaped Kitchen/Dining Room
- Four First Floor Bedrooms with Built-in Wardrobes
- Ground Floor Bathroom with Separate Shower
- Enclosed Non-Overlooked Gardens
- Double Driveway to Front

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, pubs with restaurants, a post office/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

Fronting the street, and approached via a walled front boundary, a shingle driveway offers side by side parking for two vehicles with an area of lawned front garden and gated access leading to the rear garden. A timber gate takes you to a patio seating area where the main rear garden and detached garage can be found. Everyday access to the property is via the kitchen/dining room, providing the ideal meet and greet space with a storage cupboard to one corner.

THE GRAND TOUR

Windows overlook the garden from the kitchen, with French doors leading out, providing a light and bright aspect. The kitchen/dining room offers an L-shaped space with an extensive range of built-in storage with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with an extractor fan above. Space is provided for a fridge/freezer and dishwasher, with a door concealing the stairs to the first floor landing and a door taking to the main living space. The ground floor W.C offers a four piece suite including a panelled bath with an electric shower, tiled splash-backs, wood effect flooring and built-in storage cupboard. The main sitting room features an exposed brick built fireplace and pamment tiled hearth, with attractive wood effect flooring underfoot and front facing window overlooking the street. An opening takes you to the adjacent dining room with dual aspect views to front and side, including a door leading to front, with carpet underfoot and ample space for soft furnishings or a dining table.

Heading upstairs, the carpeted landing leads to four bedrooms - each finished with fitted carpet and uPVC double glazing, with all bedrooms featuring a range of built-in storage and exposed timber beams.

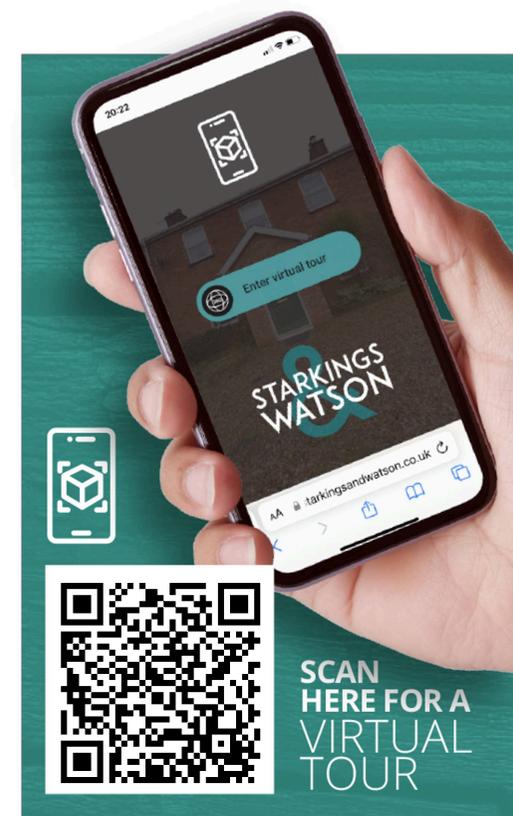
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VIRTUAL TOUR

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



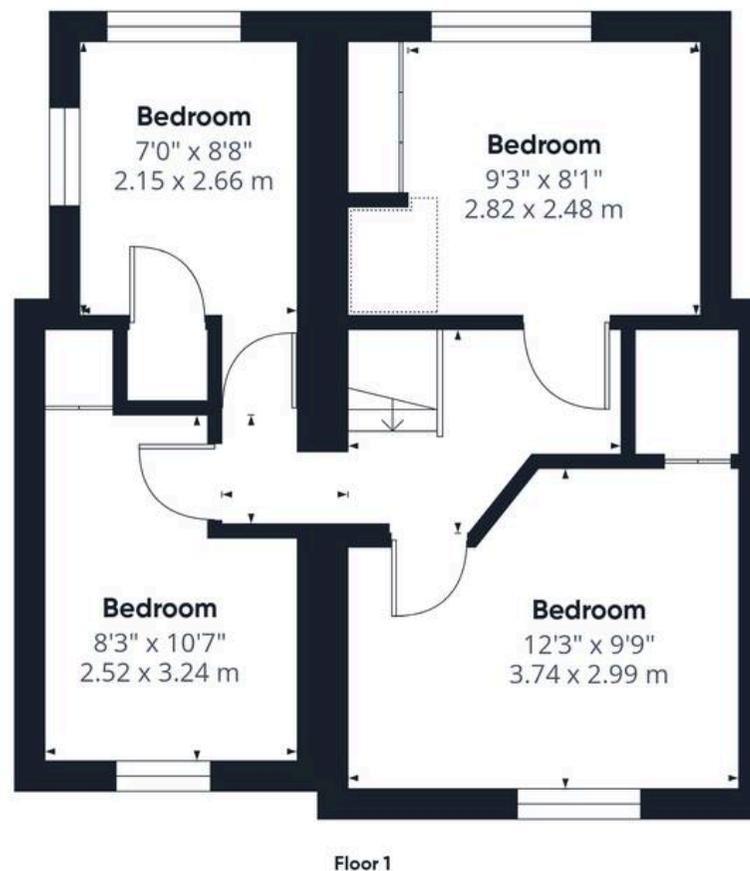




THE GREAT OUTDOORS

Heading outside the rear garden is enclosed within timber panel fencing whilst being laid to lawn and including a wide variety of mature planting and shrubbery to the borders. Gated access leads to the side patio and garage access, with a further storage area located to the rear of the garage. The garage is accessed via an up over door to front, with a window to side.





Approximate total area⁽¹⁾

941 ft²
87.5 m²

Reduced headroom

3 ft²
0.3 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





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