



The street, Sparham - NR9 5AQ



The street

Sparham, Norwich

Sat proudly from the street sits this CHARACTERFUL SEMI-DETACHED COTTAGE offers period charm and modern functionality in the perfect blend. The home boasts a modern 2020 installed GAS CENTRAL HEATING system alongside all NEWLY FITTED uPVC WINDOWS and DOORS while the 17' DUAL ASPECT SITTING ROOM also features a cast iron wood burning fire giving both a cosy aesthetic in the colder months and further warming throughout the home. Just off from the sitting room is a fully fitted kitchen with lots of clever storage options alongside INTEGRATED APPLIANCES and large open worktop spaces. Just off from the PORCH STYLE ENTRANCE sits a three piece family bathroom with stairs for the first floor being found in the sitting room. The first floor landing gives way to TWO BEDROOMS with the larger enjoying heightened ceilings and built in storage. Externally, the PRIVATE GARDEN is detached from the home with a mixture of planting beds and solid footing with a SUMMER HOUSE, green house, potting shed and wood store while OFF ROAD PARKING can be found sat just in front of this.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Semi-Detached Cottage
- Characterful Home With Modern Features
- Updated Gas Central Heating System & Wood Burner
- Fully Updated uPVC Double Glazed Windows & External Door
- 17' Dual Aspect Sitting/Dining Room
- Fitted Kitchen With Ample Storage
- Two Bedrooms
- Private Garden With Off Road Parking Infront

The village of Sparham sits approximately 12 miles Northwest of Norwich with easy transport links only a five minute walk away from the X29 bus route granting easy access to both Norwich city centre and nearby Fakenham. Sparham grants a range of open trails and a dog walking common opposite the village church, the community feel is enhanced by lots of local community events & clubs at Sparham Old School Rooms and surrounding villages of Lyng, Elsing and town, Reepham. Due to its proximity to both the city and the Norfolk coastline (30 minutes) this home is perfectly positioned to make the best of what Norfolk has to offer.



SETTING THE SCENE

The property is set back from the street where a low maintenance shingle frontage gives way to the front door with a tiled and pitched awning above. To the right hand side of the cottages the detached garden can be found with off road parking space sat just in front.

THE GRAND TOUR

Stepping inside, a porch style entrance is the first place to greet you laid with all tile effect lino flooring, this space creates the ideal area to slip off coats and shoes before heading into the remainder of the home. Directly ahead a three piece family bathroom suite is on offer benefiting from a tasteful redecoration by the current owner. The space is predominantly tiled and finished with a low level radiator and newly fitted uPVC double glazed window to the outside. The main living space comes in the form of a 17' dual aspect sitting and dining room - just like the remainder of the home, this space benefits from newly fitted uPVC double glazed windows and updated 2020 gas central heating system where natural light can flood every corner of the room. Wooden effect flooring is laid underfoot and leaves more than enough space for both a sitting room and formal dining room suite with handy under the stair storage space perfect to be utilized by potential buyers. Tucked within the corner of the room, the current owner has fitted a cast iron multi-fuel burning fire ideal for those cosy evenings and for further heating. To the rear of the home a fully fitted kitchen offers a mixture of base mounted cabinetry and large open solid wooden work surface space. Within the kitchen there are many clever hidden storage spaces to fully utilize the space with integrated appliances to include an oven and hob and dishwasher.

The first floor landing splits in both directions to take you into each of the two bedrooms with a handy storage cupboard situated just off the landing as well.

Towards the rear of the home, the smaller of the bedrooms currently functions as a home office and guest bedroom with ability to host a smaller double bed or to function as a nursery. Whilst the larger of the bedroom sits towards the front of the property, this room has been altered slightly where the ceilings have been raised with a fresh redecoration giving a bright and airy feel. All carpeted flooring is laid underfoot and leaves room for a king size bed with further storage solutions with the added benefit of a well proportioned built in storage cupboard.

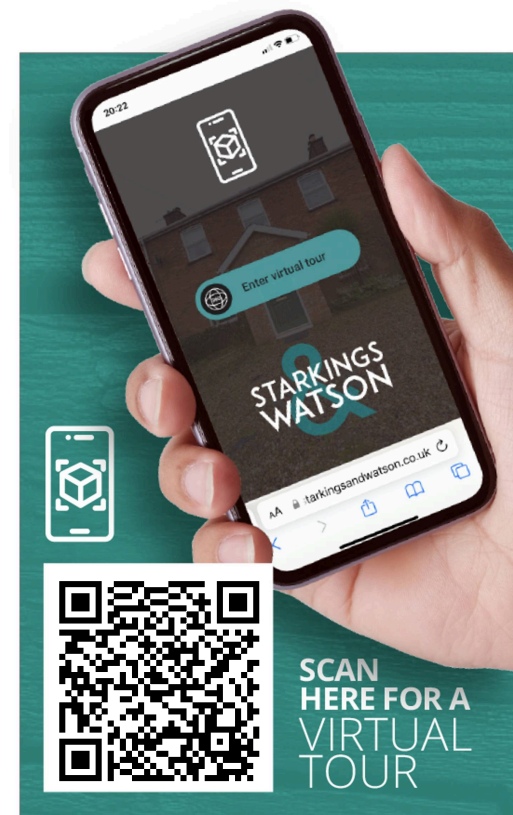
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The garden space for the home is set to the right hand side of the cottages where initially an off road parking space gives way to a fully enclosed low maintenance garden. Within the garden there is a multitude of potential with the space currently laid with flagstone patio tiles whilst also offering a timber summer house, glass greenhouse, potting shed and wood store with colourful planting borders throughout.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

550 ft²

51.1 m²

Reduced headroom

12 ft²

1.1 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.

GIRAFFE 360





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