



COAST & COUNTRY LIVING

# Finer Details



4 Bedroom Detached House

Spacious Hallway

Office/ Snug

Large sitting room with fireplace

Spacious kitchen/diner

Huge garden room

Utility

Double garage with converted room over, which could have multiple uses

Stunning gardens of 1 acre

Tucked away in an exclusive enclave of just four distinguished homes, this beautifully crafted four-bedroom residence offers a rare blend of privacy, space, and refined living — all set within an exceptional plot of over an acre. Built to an exacting standard by a respected local developer, this is a home designed as much for living as it is for enjoying.

From the moment you arrive, there's a sense of calm and seclusion. The house sits gracefully back from the road, framed by generous gardens and a sweeping driveway, creating an immediate impression of space and understated elegance.



Inside, the home unfolds with a natural flow between traditional comfort and contemporary living. The welcoming reception sets the tone, leading to a series of beautifully proportioned spaces. A triple-aspect sitting room, filled with natural light and centred around a characterful exposed brick fireplace, offers the perfect retreat for cosy evenings. Across the hall, a versatile study provides an ideal work-from-home space or an optional fifth bedroom.





At the heart of the home lies the open-plan kitchen and breakfast room a sociable, everyday hub where mornings begin and gatherings effortlessly unfold. This space connects seamlessly to the standout garden room: a stunning, light-filled extension of the home where dining, relaxing, and entertaining all come together against uninterrupted views of the landscaped gardens.















Step outside, and the lifestyle truly comes into its own. A sun-drenched terrace invites long summer lunches and evening drinks, while the beautifully landscaped gardens provide colour, texture, and year-round enjoyment. Beyond, the property opens into a remarkable meadow-style paddock, dotted with mature trees, a rare and enchanting extension of the grounds that offers both space and possibility.

Whether it's children exploring, hosting garden parties, or simply enjoying the peace of nature, this outdoor setting is as versatile as it is impressive.

A detached double garage, complete with a converted upper level, adds further flexibility, ideal for a home office, studio, or additional reception space.







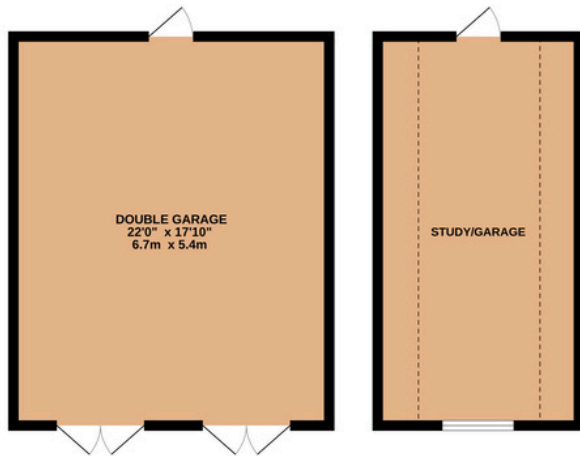


Perfectly positioned, the home enjoys easy access to the heart of the village, where life moves at a gentler pace. A well-regarded local pub, a charming village green, and riverside walks are all just moments away, offering a quintessential countryside lifestyle.

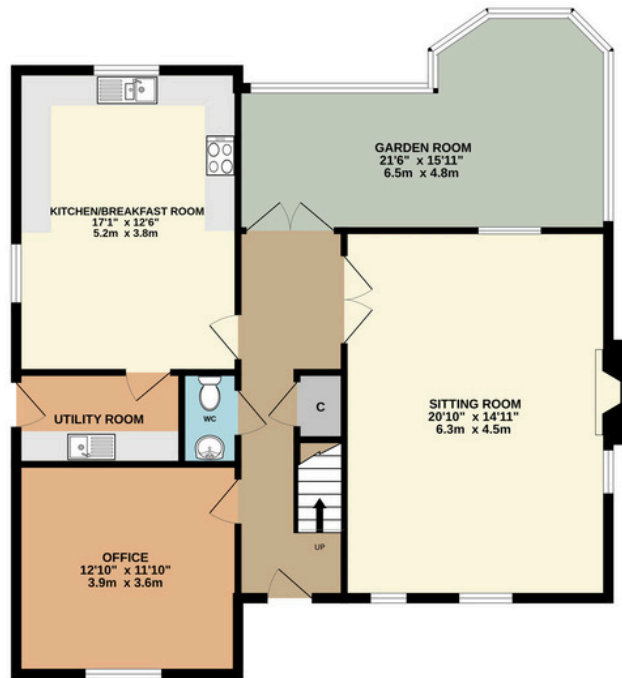
The surrounding village fosters a strong sense of community, with regular events and gatherings bringing residents together throughout the year. Everyday essentials, including a school, church, and leisure facilities, are all close at hand.

For a change of pace, the historic city of Norwich lies just a short drive away, offering an exciting mix of independent shops, restaurants, culture, and connectivity perfectly complementing the tranquillity of village life.

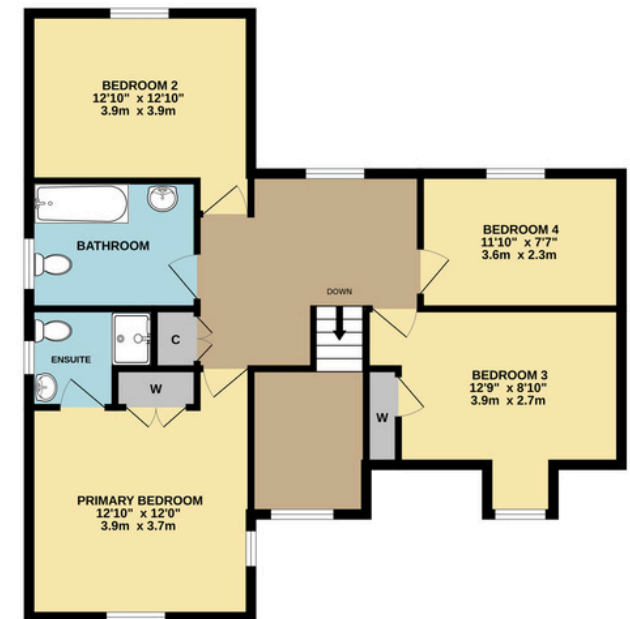
OUTBUILDING



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.