



Oakfield Drive, South Walsham - NR13 6EH

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



22 Oakfield Drive

South Walsham, Norwich

This EXCEPTIONAL DETACHED RESIDENCE offers an impressive 4233 SQ. FT. (stms) of versatile living space, set within a generous 0.45 ACRE PLOT (stms), in a NORFOLK BROADS VILLAGE LOCATION. Step through the welcoming RECEPTION HALL and discover a harmonious flow between SPACIOUS RECEPTION AREAS, including a 20' SITTING ROOM and an expansive 23' FAMILY ROOM, both boasting PANORAMIC GARDEN VIEWS that bathe the interiors in natural light. The HEART OF THE HOME is the HIGH-QUALITY KITCHEN, complete with a striking CENTRAL ISLAND, seamlessly connecting to a 21' DINING SPACE - perfect for entertaining family and friends. A GRAND 23' GARDEN ROOM showcases a VAULTED CEILING, EXPOSED BRICKWORK and FEATURE FIREPLACE, creating a dramatic yet inviting atmosphere for year-round enjoyment. The ground floor also offers a versatile STUDY/PLAY ROOM, ideal for home working or children's activities, UTILITY ROOM, SCULLERY, W.C and BOILER ROOM. Wine connoisseurs will delight in the BEAUTIFUL WINE CELLAR, with classic BRICK ARCHES and bespoke SHELVING - perfect for storing and displaying your collection. The first floor features FOUR GENEROUS DOUBLE BEDROOMS, including an EN SUITE, SHOWER ROOM, and a stunning FAMILY BATHROOM featuring a BATH and SHOWER. Additional benefits include efficient AIR SOURCE HEATING, ample storage solutions, and exquisite attention to detail throughout.



WRAP-AROUND GARDENS enjoying a SOUTH-FACING ASPECT, providing an idyllic backdrop for both relaxation and entertaining. Mature trees and lush lawned areas offer privacy and tranquillity, while a SUBSTANTIAL COVERED SEATING AREA invites al fresco dining whatever the weather - ideal for summer gatherings or peaceful morning coffees). The garden's thoughtful design incorporates a variety of spaces for children to play, adults to unwind, and guests to mingle, all framed by beautifully curated planting and established borders.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extensive 4233 Sq. ft Home (stms) in a Cul-De-Sac Setting
- Approx. 0.45 Acre Plot (stms)
- 20' Sitting Room & 23' Family Room with Panoramic Garden Views
- High Quality Kitchen with Central Island, Underfloor Heating & 21' Dining Space
- Grand 23' Garden Room with a Vaulted Ceiling & Exposed Brick Work
- Ground Floor Study/Play Room & Four First Floor Double Bedrooms
- En Suite, Shower Room & Luxury Family Bathroom
- Beautiful Wine Cellar with Brick Arches & Shelving

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 with restaurants, 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.

THE GRAND TOUR

Step inside the reception hall, offering a large welcoming meet and greet space with wood flooring underfoot and an attractive part vaulted ceiling above. With a luxurious feel, encompassing and attractive decor and ornate coving, stairs rise to the first floor landing with a large built-in cloaks storage cupboard sitting to one side. A ground floor WC leads off with half tiled walls and a two piece suite - ideal for guests and visitors. At the end of the reception hall a further range of built-in storage cupboards can be found with a door taking you to the formal sitting room. Enjoying dual aspect views to front and rear and centred on a feature fireplace with an inset cast iron wood burner, this light and bright room offers attractive garden views, wood flooring underfoot and attractive wood panelling which conceals a range of built-in storage. A seamless flow leads into the adjacent family room where an open plan living space can be found with dual aspect views encompassing full height windows. A door leads back into the reception hall with a door taking you to the kitchen and dining room which sits adjacent. Continuing with a versatile layout, tiled flooring can be found underfoot with a feature fireplace including a further cast iron wood burner creating the ideal space to cosy up of an evening. French doors lead out to the outside covered seating area, with a door taking you to a large built-in storage cupboard to one side. With an open plan flow, the kitchen sits adjacent under a vaulted ceiling with a range of exposed brickwork and timber beams creating a grand feel whilst enjoying a light and bright aspect with views across the garden. An extensive range of built-in storage cupboards can be found with a range style electric cooker creating a focal point to the room, with tiled splash-backs, solid wood work surfaces and under-floor heating. Space is provided for a range of white goods including an American style fridge freezer, whilst an integrated dishwasher is included. Continuing the living space, the garden room sits adjacent truly creating a wow factor with exposed timber beams, vaulted ceiling above and exposed brickwork - ensuring a warm characterful feel. Full height windows and French doors lead out to the garden, with tiled flooring underfoot and a feature fireplace creating a focal point to the room. From the kitchen an inner lobby area provides access to the wine cellar and store, with a scullery including further storage units and work surface space with a range of storage shelving and potential for further appliances. The wine cellar offers a professional setup with extensive storage shelving, ornate arched brickwork, with pamment tiled flooring underfoot. Whether used as storage or for the wine connoisseur, the cellar offers huge potential for the right buyer. A laundry/utility room leads off the dining room with a range of built-in storage and space for a washing machine and tumble dryer, continued tiled flooring underfoot and access to the boiler room and store. Completing the ground floor, the study/playroom offers views across the front garden, with a range of bespoke built-in storage shelving.

Heading upstairs, the carpeted and galleried landing includes a front facing window for excellent natural light. Doors lead off to the bedroom and bathroom accommodation. Sitting at the end of the hall, the main bedroom can be found with dual aspect views to front and rear, and a range of built-in wardrobes for storage and fitted carpet underfoot. A door leads off to a private ensuite shower room with a three piece suite including a walk-in double shower cubicle and electric shower and a heated towel rail. The next large spacious double bedroom has been created with two rear facing windows for natural light and for the carpet underfoot. Sitting opposite a shower room with an extensive range of built-in storage, corner shower cubicle with an Aqualisa power shower, tiled splash-backs and heated towel rail. The next bedroom is finished with fitted carpet and a rear facing window, whilst a range of built-in wardrobes offer storage. The main family bathroom sits opposite, a spacious room offering a four piece suite including a shaped panelled bath, walk-in double shower cubicle with a thermostatically controlled twin head rainfall shower, storage under the hand wash basin, tiled splash-backs, tiled effect flooring and heated towel rail. The final bedroom offers a large double room with dual aspect views to front and rear, range of bespoke built-in bedroom furniture and extensive wardrobes.

FIND US

Postcode : NR13 6EH

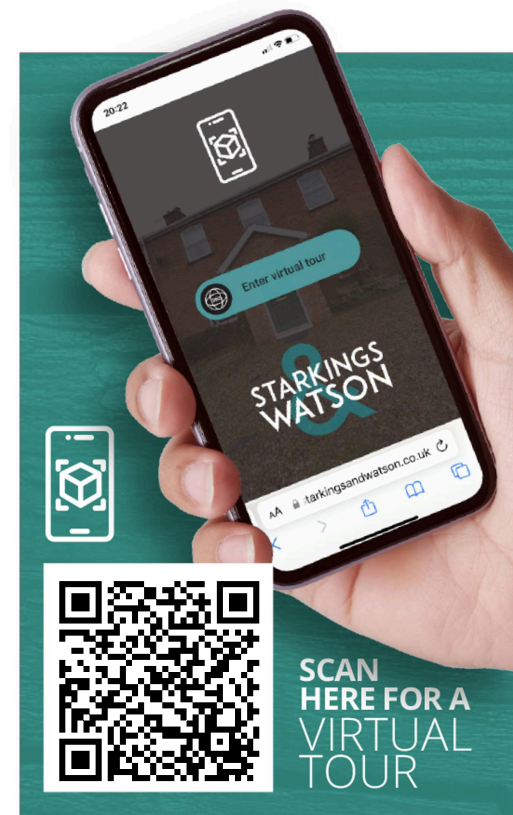
What3Words : ///iteration.enclosing.honest

VIRTUAL TOUR

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

AGENTS NOTES

Planning permission was granted in the past for a single storey dwelling beyond the rear boundary of the property.



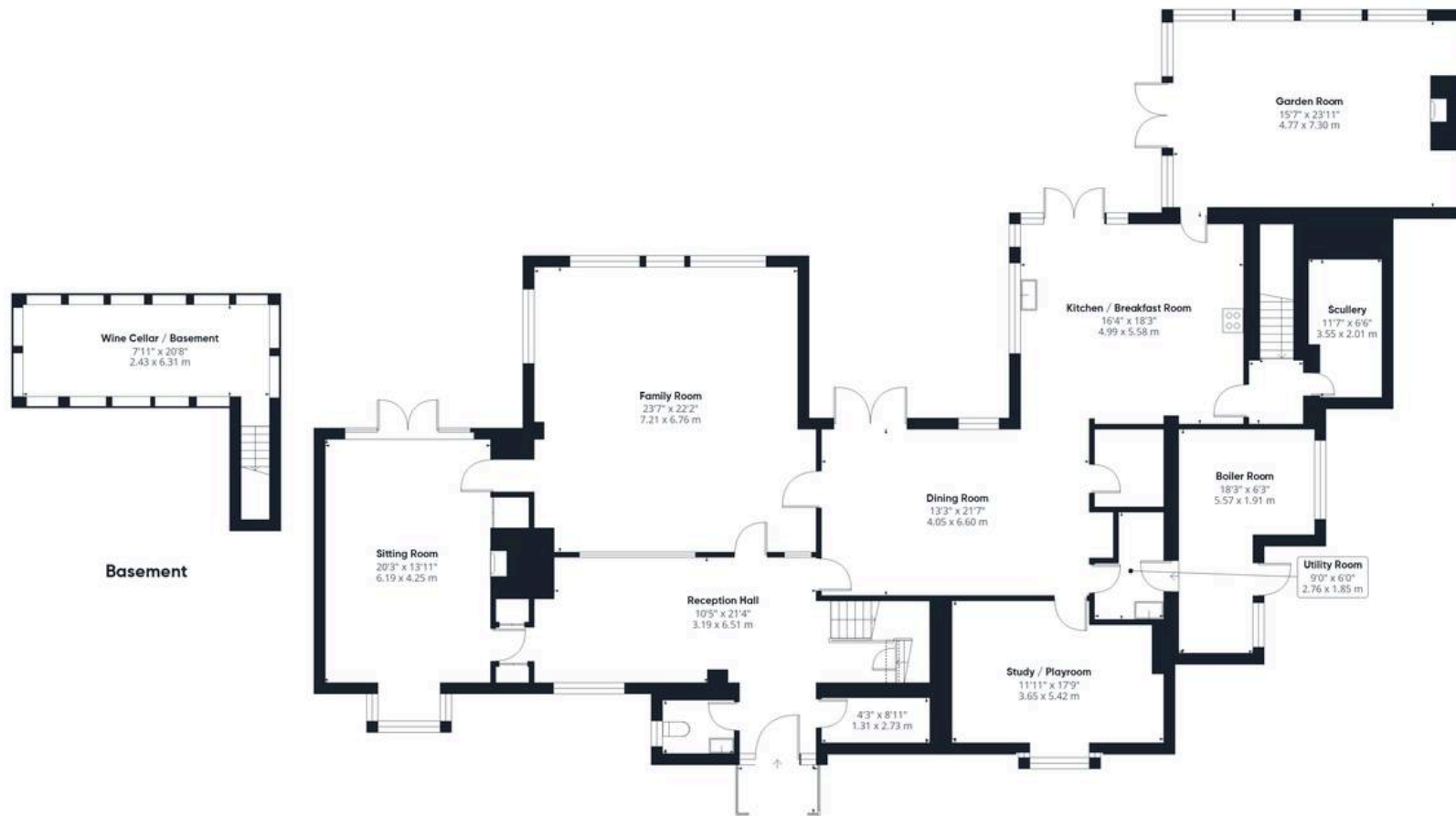




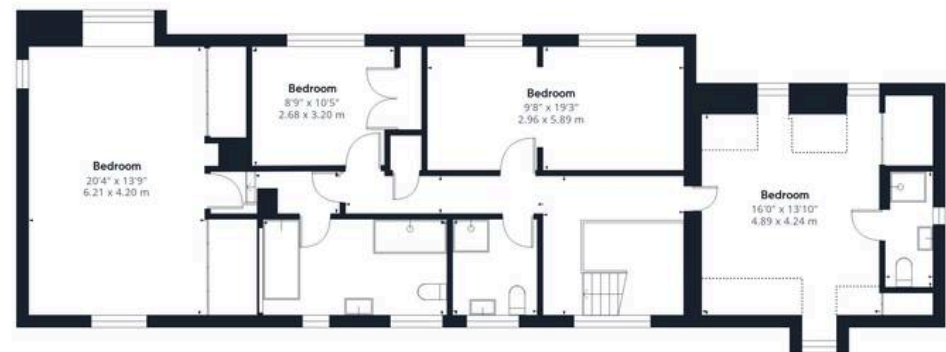
THE GREAT OUTDOORS

Stepping outside, a large covered patio seating area extends from the garden room with a glazed roof structure above and fantastic views across the lawned gardens beyond. Enclosed within timber panel fencing and encompassing a large patio seating area, the garden includes a wealth of planting, shrubbery and hedging, with various raised beds and working garden spaces. The gardens run around the property where the gated front garden can be found, whilst at the side a further patio seating area extends from the main sitting room with feature shingle beds and a range of mature planted trees.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

4233 ft²
393.2 m²

Balconies and terraces

28 ft²
2.6 m²

Reduced headroom

54 ft²
5.1 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.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.