



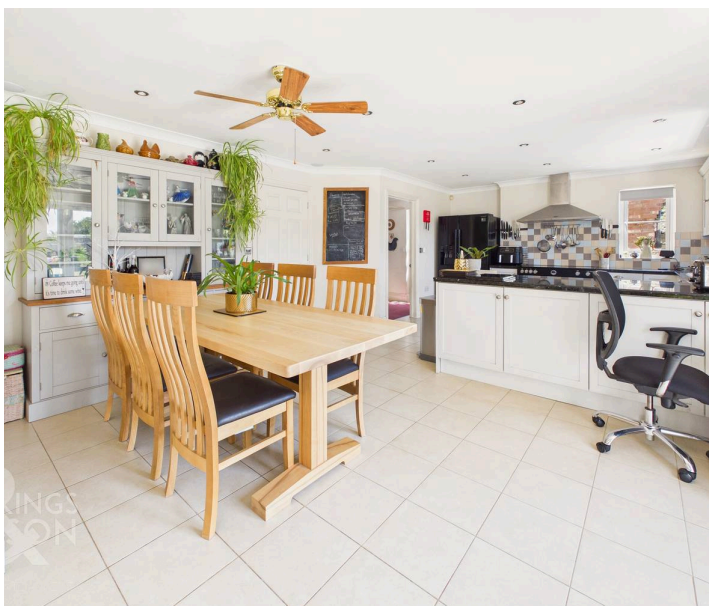
The Green, Upton - NR13 6AY



The Green

Upton, Norwich

OCCUPYING AN IMPRESSIVE 0.19 ACRE PLOT (stms) with UNINTERRUPTED FIELD VIEWS, this DETACHED MODERN FAMILY HOME offers approximately 1860 Sq. ft (stms) of beautifully appointed accommodation. Designed for contemporary living, the property features SOLAR PANELS, EV CHARGER, and BATTERY STORAGE, ensuring both sustainability and efficiency. The welcoming HALL ENTRANCE, complete with a striking GALLERIED LANDING, leads to a dedicated STUDY - ideal for home working - alongside a convenient W.C. The expansive 20' SITTING ROOM is a true centrepiece, boasting a FEATURE FIREPLACE and WOOD BURNER for cosy evenings. The 20' OPEN PLAN KITCHEN/DINING ROOM is finished with GRANITE SURFACES, offering ample space for entertaining, with FRENCH DOORS seamlessly connecting to the garden. Adjacent, the OPEN PLAN GARDEN ROOM is bathed in natural light from FULL WIDTH WINDOWS, creating an inviting space to relax and enjoy the garden views. The UTILITY ROOM extends the storage space. Upstairs, FOUR WELL-PROPORTIONED BEDROOMS include a PRINCIPAL SUITE with a JULIET BALCONY overlooking the fields, a DRESSING ROOM AREA, and a LUXURY EN SUITE, complemented by a stylish FAMILY BATHROOM. Underfloor heating to the ground floor and thoughtful storage throughout add to the property's practical appeal.



The PRIVATE SOUTH FACING GARDENS include mature planting, established fruit trees, and manicured lawns to provide a tranquil retreat and the perfect backdrop for outdoor entertaining. The generous plot offers a wealth of possibilities for family enjoyment, gardening, or simply unwinding in the sunshine, all with the benefit of uninterrupted field views that change beautifully with the seasons.

Council Tax band: F

Tenure: Freehold

- Detached Modern Built Family Home with Field Views
- Approx. 0.19 Acre Plot (stms) with Private South Facing Gardens
- Approx. 1860 Sq. ft (stms) of Accommodation with Solar Panels, EV Charger & Battery Storage
- Hall Entrance with a Galleried Landing, W.C & Study
- 20' Sitting Room with a Feature Fireplace & Wood Burner
- 20' Open Plan Kitchen/Dining Room with Granite Surfaces & French Doors to the Garden
- Open Plan Garden Room with Full Width Windows & Garden Views
- Four Bedrooms, Dressing Room Space, En Suite & Family Bathroom

The Broadland Village of Upton is located East of the Cathedral City of Norwich, and provides excellent transport links via the A47 and by rail at the nearby village of Acle. Upton is pleasantly situated with a village shop and community owned pub, between South Walsham and Acle which have an abundance of amenities including Village Shops, Post Office, Schools, Dentist and Public Houses.



SETTING THE SCENE

A shingle driveway offers off road parking for several vehicles with access leading to the double garage, gated rear gardens and lawn frontage. A timber picket fence opens up to the front garden which includes a range of mature planting and shrubbery, with box hedging which leads around the pathway to the front door.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space, with a galleried landing leading above, tiled flooring with underfloor heating, and ample space for coats and shoes. Doors lead off to the living and kitchen accommodation whilst a door conceals the ground floor W.C. Updated and modernised, the cloakroom includes a white two piece suite with useful storage under the hand-wash basin. The sitting room offers a front facing window and wood flooring underfoot, with a feature fireplace including a cast iron wood burner and decorative surround. Double doors open up to the garden room beyond which enjoys fantastic views across the rear of the property with tiled flooring underfoot and ample space for soft furnishings. Open plan to the kitchen/dining room, this light and bright room offers dual aspect views to side and rear with the kitchen offering a u-shape arrangement of wall and base level units, with granite work surfaces and space for a freestanding range style electric cooker and extractor fan above. Tiled flooring with underfloor heating flows through the space, with space provided for American style fridge freezer, whilst the dishwasher is integrated. A door takes you back into the hall entrance with French doors to the garden and a further door to the adjacent utility room. Finished in a matching style, the utility room offers further storage with space for a washing machine, with the floor standing oil fired central heating boiler, tiled flooring, built-in storage cupboard and door to the garden. The ground floor study enjoys dual aspect views to front and side, with tiled flooring and underfloor heating.

Heading upstairs the galleried landing is finished with fitted carpet, range of built-in storage cupboards and loft access hatch above. Doors lead off to the four bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The main bedroom sits to one end of the landing with French doors opening up to a 'Juliet' style balcony to enjoy the panoramic garden and field views. A dressing area and a range of wardrobes can be found, whilst a door takes you to the ensuite bathroom - finished in a luxury style and design with a four piece suite including a double ended bath and walk-in shower cubicle, with useful storage under the hand-wash basin, tiled walls and heated towel rail. The family bathroom completes the property, finished with a four piece suite including a separate bath and walk-in shower cubicle housing a thermostatically controlled shower with tiled splash-backs, heated towel rail and wood effect flooring.

FIND US

Postcode : NR13 6AY

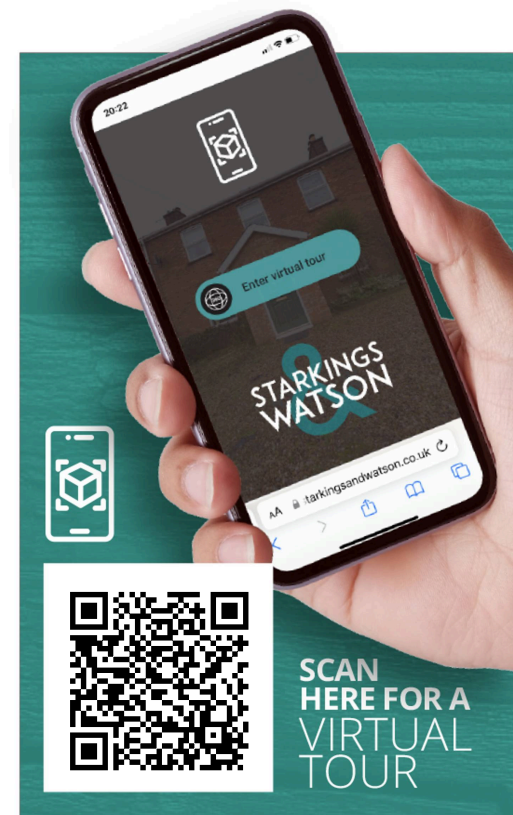
What3Words : ///toasters.tempting.butchers

VIRTUAL TOUR

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

AGENTS NOTES

The property and gardens are held on two separate land registry title deeds.







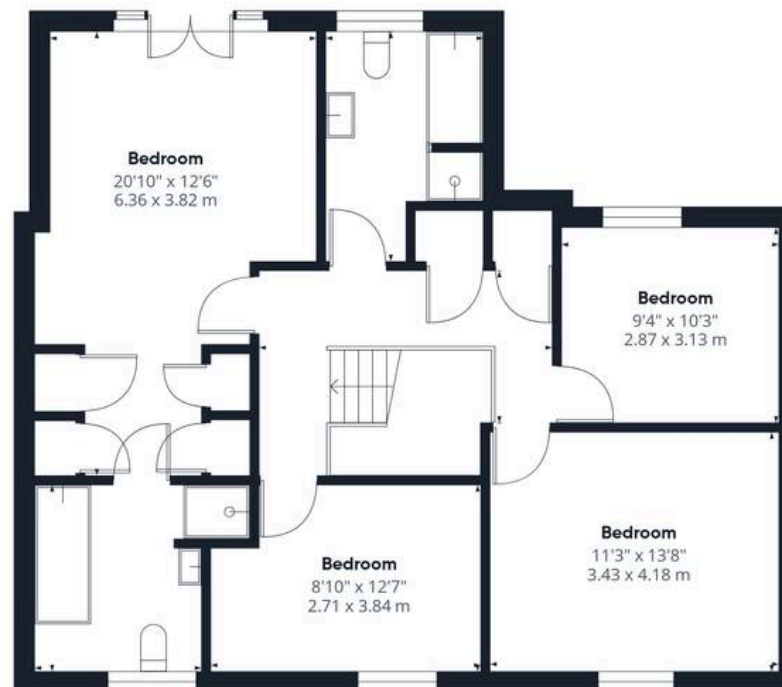
THE GREAT OUTDOORS

The rear garden has been meticulously designed to enhance the south facing aspect, with a private non-overlooked feel, and large sweeping patio area. Enclosed within timber panelled fencing and mature hedging, the central lawn is adjoined by a variety of planting, along with further seating areas and an ornamental pond. Fruit trees run down the right hand boundary, whilst the patio continues to the side of the garage, creating a courtyard feel. Gated access leads to the driveway, power points are situated in both front and rear gardens, whilst a side door takes you into the double garage, with twin doors to front, storage above, power and lighting.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1860 ft²
172.9 m²

(1) Excluding balconies and terraces

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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