



**Carmargue, Weston Longville, Norwich, NR9 5JU**



**welcome to**

## **Carmargue, Weston Longville, Norwich**

If you are looking for an out of town yet spacious detached home, with generous ground floor rooms and plenty of bedroom space then this is well worth a visit. Conveniently positioned in the county yet enjoying a semi-rural village setting.



## Description

This detached home offers truly generous and flexible accommodation that we feel will suit a variety of potential buyers. The location may not be known by many, but the property is well worth a visit and despite its rural village setting it remains convenient for access to other parts of the county. The property has seen some thoughtful changes over its lifetime and now offers very generous four bedroom accommodation with two of the bedrooms offering en-suites. There is a further bathroom to the first floor and a shower room to the ground floor. We perceive great potential for anyone needing a ground floor bedroom with a large reception room that could be divided and with facilities on that level already. Outside the property enjoys a generous and enclosed garden to the rear, shingled parking to the front divided by hedging for a number of vehicles and attached workshop that would comfortably accommodate a number of bicycles and even provide a useful cycle workshop. Given the location there are sublime country views from bedroom windows. The property benefits from oil-fired heating and double glazing. The property is situated just 'so many' minutes' drive from the county capital of Norwich. Generous amenities are closer still in Lenwade.

## Entrance Porch

With front entrance door, actual brickwork & coat hanging.

## Entrance Hall

With leaded double glazed door from porch, understairs cupboard space, natural wood floor, balustrade leading up to white panel doors to other rooms.

## Shower Room

With double glazed window, tiled floor, shower cubicle, WC and wash basin with unit below.

## Lounge

22' 8" x 12' (6.91m x 3.66m)

With double glazed front window, double glazed doors opening to conservatory. Two ceiling roses, fireplace with timber mantle shelf.

## Conservatory

9' 10" x 10' 2" maximum (3.00m x 3.10m maximum)

Brick face walls, windows to rear and side, five-sided vaulted roof, tiled flooring, doors opening out to rear garden.

## Dining Room

20' 3" x 11' 6" (6.17m x 3.51m)

With two double glazed front windows, natural wood finish laminate flooring, two ceiling roses, door from hallway, archway through to kitchen \*we feel that this room would easily split if a ground floor bedroom was needed by anyone and this room presently adjoins the outside toilet giving potential for en-suite facilities.

## Kitchen

12' 10" x 9' 10" (3.91m x 3.00m)

With double glazed window overlooking rear garden, fitted range of modern wall and base units including glazed wall cabinets, concealed lighting over stone finished work surfaces. Comes with a 'range' style cooker with hood above. Plumbing for dishwasher. Door opens to;

## Utility Room

A spacious 'L shaped' room with freezer alcove, double glazed rear window looking into garden and door opening to garden. Fitted wall and base units, sink unit, oil fired heating boiler, plumbing for washing machine, tiling to floor, large airing cupboard.

## Upstairs Landing

With double glazed front window, balustrade to stairwell, white panelled doors opening to loft. Loft hatch with pull-down ladder.

## Bedroom One

16' 6" x 12' 1" (5.03m x 3.68m)

With double glazed front window, two built-in wardrobes, seasonal view through to nearby church.

## En-Suite

With double glazed window, unit surround to wash basin and WC and with illuminated mirror unit over wash basin. Small Japanese style bath with step up and rain shower over. This room enjoys remarkably good views and gets to see the sunsets.

## Bedroom Two

13' 6" x 9' 6" (4.11m x 2.90m)

With double glazed front window, view through to church, sections of sloped ceiling, Alcove would house a wardrobe.

## En-Suite

With double glazed rear window with views. Part-tiled walls with floor. WC with basin with unit, shower cubicle, extractor fan.

## Bedroom Three

9' 3" x 8' 11" (2.82m x 2.72m)

With rear window with open country view.

## Bedroom Four

9' 8" x 8' 9" (2.95m x 2.67m)

With double glazed front window, fitted desk and shelving.

## Family Bathroom

With double glazed window, bath, wash basin, WC, extractor fan. Partly tiled with tiled flooring.

## Outside

## Front Garden

The property is set behind tall hedging which provides a good degree of shelter and privacy from the roadway. Shingled driveway leads into parking for a number of cars and off to the side is a brick built WORKSHOP STORE.

## Workshop Store

21' 6" max narrowing to 17' 5" min x 7' 6" (6.55m max narrowing to 5.31m min x 2.29m)

With double doors to front, power and light and store to the rear. door opens to rear garden. To the side a path with gate that gives access to the gardeners WC.

## Rear Garden

The rear of the property enjoys a sizeable garden with large patio adjoining the house and level lawn beyond. Flower and shrub borders, summer house, timber garden shed and wood store.



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## **Carmargue, Weston Longville, Norwich**

- Four First Floor Bedrooms - Two of which are En-suite
- First Floor Family Bathroom & Ground Floor Shower Room
- Two sizeable Reception Rooms
- Potential for Ground Floor Bedroom
- Generous Enclosed Rear Garden
- Off-Road Parking and attached Workshop Store
- Excellent Presentation

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RPM103877 - 0003

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**william h brown**



**01603 873208**



[Reepham@williamhbrown.co.uk](mailto:Reepham@williamhbrown.co.uk)



4 Townsend Court, REEPHAM, NORWICH,  
Norfolk, NR10 4LD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**