



The Street, Claxton - NR14 7AS

**STARKINGS  
& WATSON**

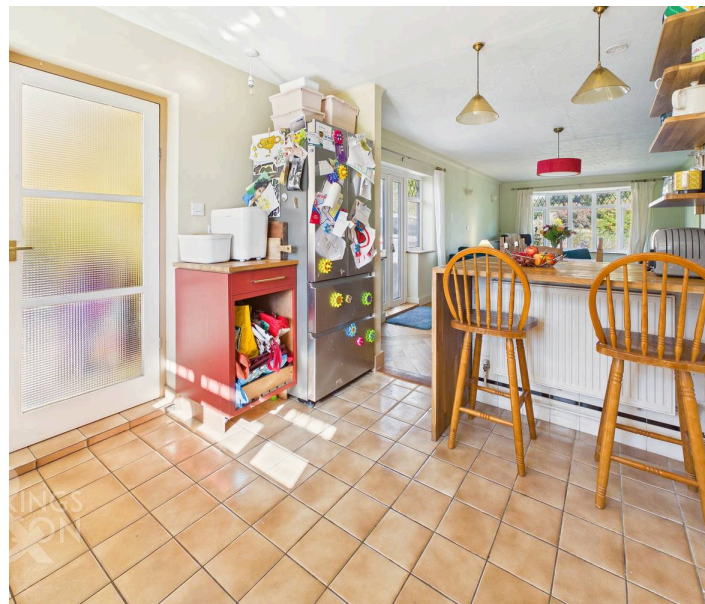
HYBRID ESTATE AGENTS



## The Street

Claxton, Norwich

SUBSTANTIAL DETACHED BUNGALOW with INDEPENDENT ANNEXE, set on an IMPRESSIVE 0.96 ACRE PLOT (stms) in a picturesque rural village location, offering approximately 1801 sq. ft (stms) of VERSATILE ACCOMMODATION. This beautifully presented home has been thoughtfully EXTENDED and IMPROVED, featuring a FULL RE-WIRE and an OVERHAULED ROOF for peace of mind. Step inside to a welcoming entrance hall leading to a BRIGHT 23' OPEN PLAN KITCHEN/LIVING SPACE, ideal for family gatherings and entertaining, whilst a door leads to a separate BOOT ROOM for added convenience. The main bungalow offers THREE SPACIOUS BEDROOMS and a MODERN SHOWER ROOM, while the SELF-CONTAINED ONE BEDROOM ANNEXE provides a comfortable living area, kitchen, and bathroom - perfect for multi-generational living or guests. The property is set well back from the road, accessed via a LONG DRIVEWAY, and boasts a DOUBLE GARAGE (with power and lighting installed), ensuring ample parking and storage.



THE GREAT OUTDOORS truly sets this property apart, with the home positioned at the heart of its generous plot, surrounded by sweeping lawns and mature trees that provide privacy and a tranquil setting. The SOUTH FACING GARDEN enjoys sun throughout the day, with a large patio extending from the rear of the property - ideal for alfresco dining or relaxing in the sunshine. For those with a passion for gardening, there is a dedicated GROWING AREA and VARIOUS OUTBUILDINGS offering exceptional potential for landscaping, vegetable plots, or even a small orchard (subject to your requirements).

- Substantial Detached Bungalow - Extended to include an Independent Annexe
- Approx. 0.96 Acre Plot (stms) in a Rural Village Setting
- Approx. 1801 Sq. ft (stms) of Accommodation including the Annexe & Double Garage
- 23' Open Plan Kitchen/Living Space & Separate Utility Room
- Three Bedrooms & Shower Room
- One Bedroom Annexe with a Living Space, Kitchen & Bathroom
- Large South Facing Garden with Outstanding Potential, Ample Grass Areas & Growing Space
- Set Back from the Road with a Long Driveway & Double Garage



Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

The attractive and unspoilt village of Claxton lies approximately eight miles to the south of the city of Norwich and is surrounded by attractive countryside, with bridleways and walks. There is a local shop in the nearby village of Rockland St Mary and a much wider range of amenities in Loddon including a food store, newsagents, and various take-away food outlets.

Loddon also has three schools including Loddon Infant and Nursery, Junior and High Schools. Langley Independent School is just to the north of the town. The property is very well placed for easy access to the city and southern bypass. The village is also well placed for easy access to the River Yare and the South Norfolk Broads.

#### SETTING THE SCENE

Situated opposite the village hall and screened behind hedging, the bungalow is set back from the road, where a long driveway provides ample parking and turning space, with access to the double garage and utility room access. The front gardens are laid to lawn and include various trees, whilst a pathway takes you to the front door.

#### THE GRAND TOUR

Once inside the hall entrance is finished with wood flooring in a herringbone style, whilst doors lead off to the bedroom and living accommodations. The main living space is fully open plan, with ample room for soft furnishings, a dining table and the kitchen. Forming part of the original bay fronted sitting room, herringbone style wood flooring runs through the space, with the kitchen including solid wood work surfaces, integrated cooking appliances including an inset gas hob and built-in electric oven, along with a built-in storage cupboard and walk-in pantry.

The kitchen includes a breakfast bar, integrated dishwasher and space for a fridge freezer. The boot room has access to the driveway and patio doors to the rear. Tiled flooring runs underfoot, with space for further white goods and a storage cupboard. Potential exists to create an access into the adjoining double garage (stp). The three bedrooms all lead off the entrance hall, all finished with hard floor coverings and uPVC double glazing. The shower room completes the main property, with storage under the hand-wash basin, walk-in double shower cubicle including a rainfall shower, tiled splash-backs and flooring.

The self contained annexe is accessed from an independent door in the rear garden. Requiring up dating and modernisation, the hall entrance leads to the kitchen, including a sink unit and space for appliances. An opening takes you to the dual aspect sitting room, creating an open plan feel. The adjacent double bedroom includes a built-in wardrobe, with a three piece family bathroom including a panelled bath.

#### FIND US

Postcode : NR14 7AS

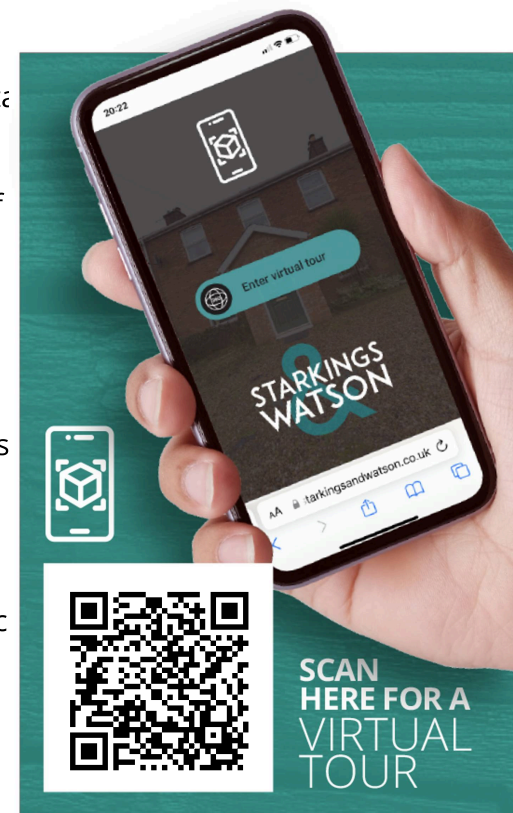
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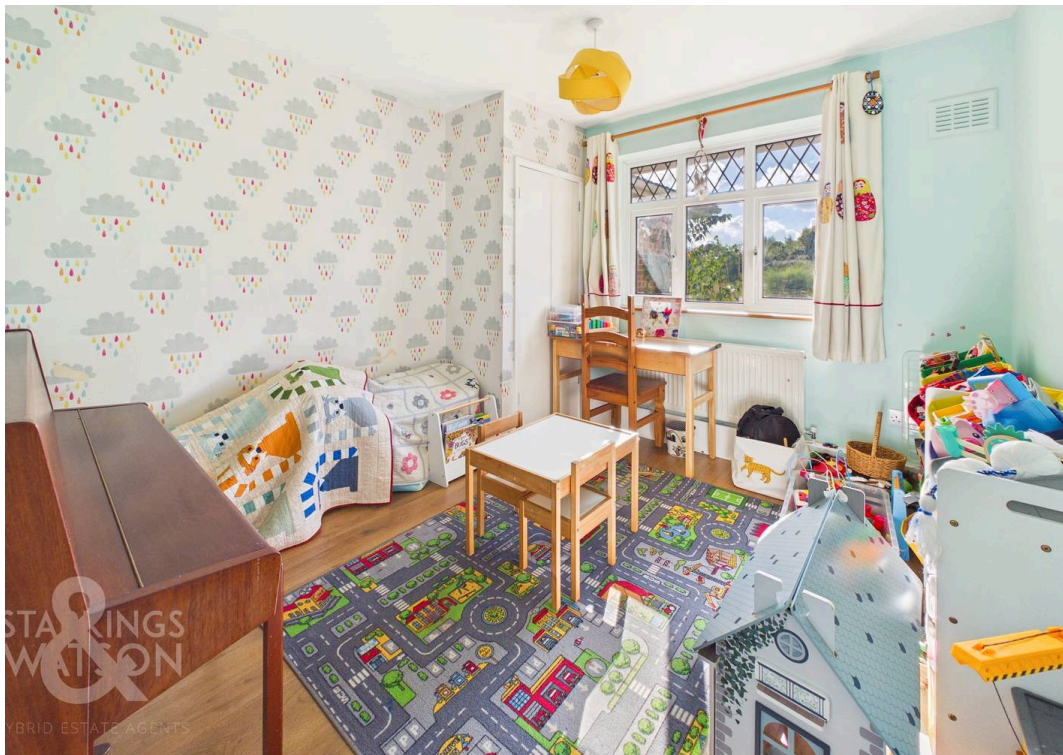
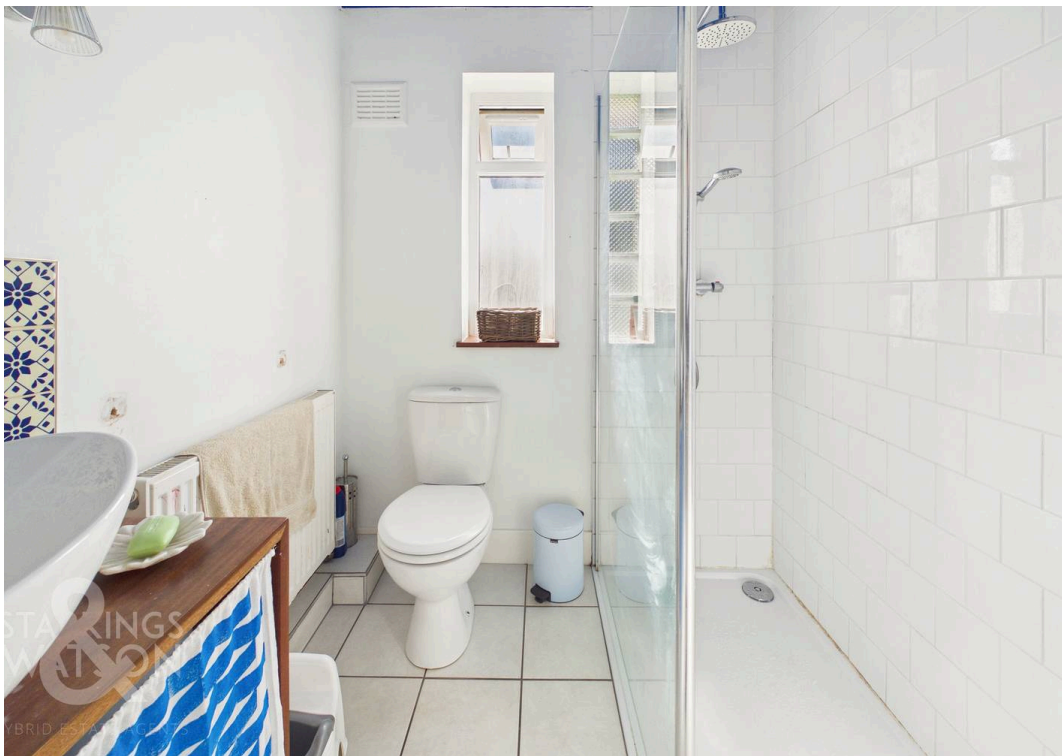
#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of

#### AGENTS NOTE

The freehold property is held across two separate title deeds, with a strip of land to the right of the bungalow held independently. Separate council tax charges are due on the main property and annexe. Water is supplied by the mains, with water from a well also available. A water softener is installed, whilst the property uses a septic tank for drainage.



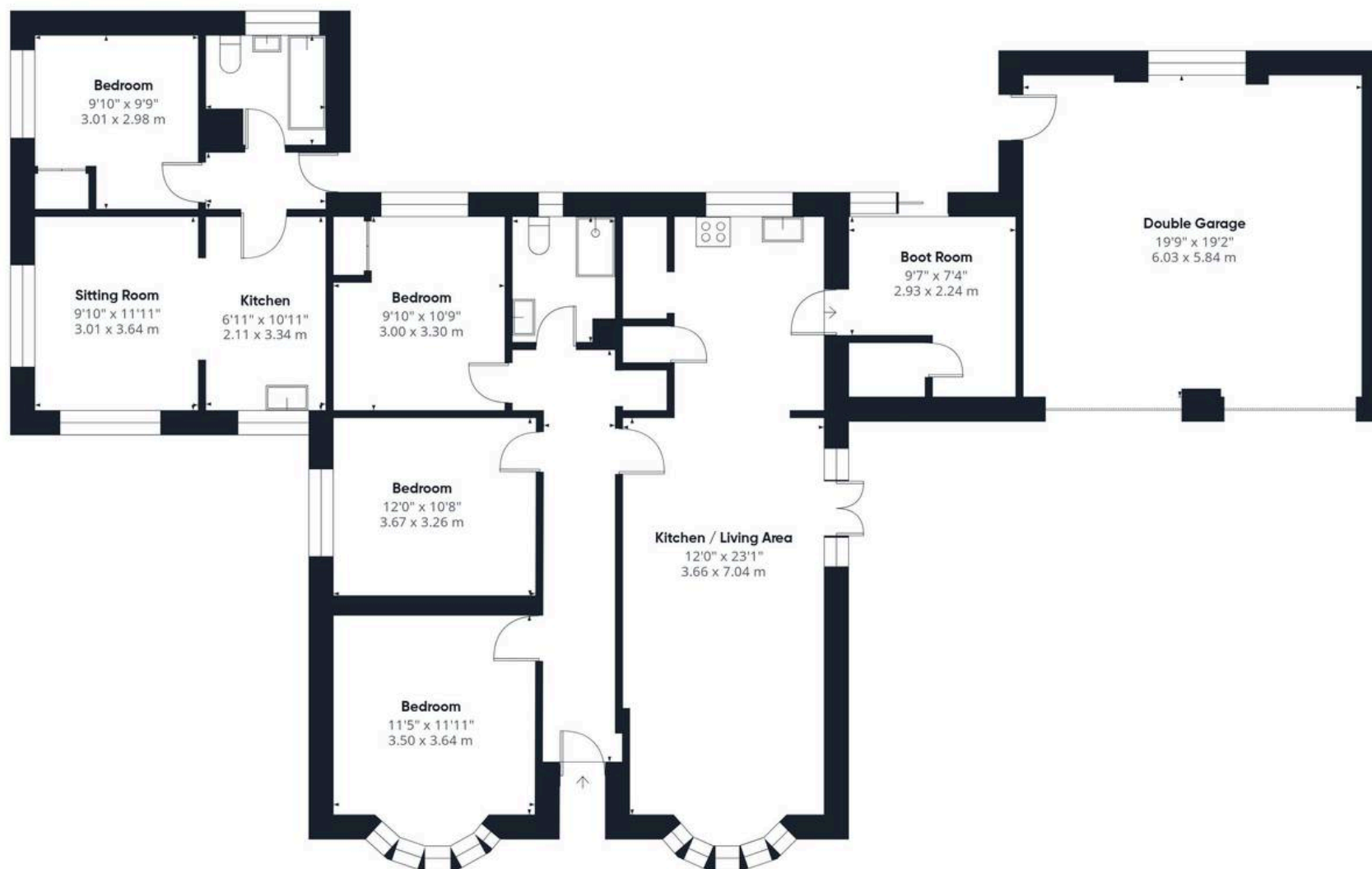




## THE GREAT OUTDOORS

Situated in the middle of the plot, the grounds extend close to 1 acre (stms) with the majority of the plot laid to grass. Mature trees and hedging screen the borders, whilst a patio extends from the rear of the property to enjoy the south sun. Huge potential exists to landscape the garden, whilst a growing area can be found, and various outbuildings. The adjoining double garage is accessed via twin up and over doors to front, with rear facing windows and an access door - power and lighting is installed.





**Approximate total area<sup>(1)</sup>**

1803 ft<sup>2</sup>

167.7 m<sup>2</sup>

(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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