



12 School Road, South Walsham, NR13 6DZ

GUIDE £480,000



A spacious four bedroom detached family home with three reception rooms plus a workroom in a pleasant non-estate location with a south facing rear garden.

DESCRIPTION

The property offers very well presented accommodation on two floors which includes an entrance hall with stairs to the first floor, a ground floor cloakroom, study, lounge with double glazed sliding patio door to the rear garden, an extended dining room, kitchen/breakfast room, utility room with a door leading through to a workroom adjoining the double garage. On the first floor are four double bedrooms with an en-suite shower room to the master bedroom and a family bathroom with a separate shower cubicle. There is an oil fired central heating system to radiators, burglar alarm and double glazed windows. There are also photovoltaic panels on the roof for generating electricity, some of which is sold back to the National Grid and the vendors receive payment for this.

LOCATION

South Walsham is a popular village between Norwich and Acle. Amenities in the village include a post office, public house and restaurant, a Chinese/Thai restaurant, primary school, village hall and recreation ground and the Fairhaven Woodland and Water Garden nature reserve. There is also South Walsham Broad which is popular with boating enthusiasts and an excellent place for dog walkers and picnics.

DIRECTIONS

Leave Norwich via Plumstead Road East through Thorpe St Andrew and continue through Thorpe End Garden Village on the main road. Remain on this road past Little Plumstead and through Panxworth towards South Walsham. Upon reaching South Walsham continue all the way through the village on the main road and turn left into School Road, following the road round to the right, passing Fairhaven Woodland and Water Garden and the Primary School and the property will be found along on the right hand side.

ACCOMMODATION

On the Ground Floor:-

ENTRANCE HALL



UPVC entrance door with double glazed windows either side. Wood flooring. Radiator. Built-in cloaks/storage cupboard. Staircase to first floor landing. Smooth plaster ceiling with inset spotlights. Coving.

CLOAKROOM

1.37m x 1.24m (4'6" x 4'1"). White WC and pedestal wash basin. Tiled floor. Radiator. Half tiled walls. Smooth plaster ceiling. Coving. Double glazed window to front aspect.

STUDY

2.64m x 2.61m (8'8" x 8'7"). Radiator. Telephone point. Recess with fitted book/display shelves. Coved and textured ceiling. UPVC double glazed window to front aspect.

LOUNGE



6.02m x 4.39m (19'9" x 14'5"). Two radiators. Open fireplace with an inset coal effect living flame gas fire and decorative wood fire surround with marble inset and hearth. Television point. Doors to dining room. Coved and textured ceiling. UPVC double glazed window to side aspect. UPVC double glazed sliding patio door to a brickweave patio and the rear garden.

DINING ROOM



3.70m x 2.99m (12'2" x 9'10") plus 2.79m x 1.34m (9'2" x 4'5"). Wood floor. Radiator. Coved and textured ceiling. Velux skylight window above the extended area. UPVC double glazed window to rear aspect. UPVC double glazed door to the brickweave patio and rear garden.

KITCHEN/BREAKFAST ROOM



3.96m x 3.73m (13' x 12'3") plus 2.71m x 1.88m (8'11" x 6'2"). Work surfaces with cupboards and drawers below and an inset stainless steel 1½ bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards and glass fronted display cupboards with concealed lighting below. Built-in fan assisted oven and grill. Inset four ring electric hob with a stainless steel extractor above. Utility space below work surface with plumbing for dishwasher. Space for fridge/freezer. Kick-space heater. Tiled floor. Television and telephone points. Wood burner. Coving. Inset ceiling spotlights. Double glazed windows to side and rear aspects.

UTILITY ROOM

2.84m x 2.08m (9'4" x 6'10"). Work surfaces with cupboards below and an inset stainless steel single drainer sink with mixer tap. Tiled splashback. Matching tall storage cupboard. Utility space below work surface with plumbing for washing machine and further space for tumble dryer. Cupboard with water softener. Tiled floor. Radiator. Coved and textured ceiling. Double glazed window to side aspect. Glazed panel door to side.

WORKROOM

2.99m x 2.84m (9'10" x 9'4"). Tiled floor. Radiator. Fitted storage cupboards. Coved and textured ceiling with loft access hatch. Double glazed windows to side aspects.

On the First Floor:-

LANDING

Radiator. Large built-in airing cupboard with light, slatted shelves and hot water cylinder. Coved and textured ceiling. Two UPVC double glazed windows to front aspect.

BEDROOM 1



4.42m x 4.39m (14'6" x 14'5") including fitted wardrobes and matching overhead cupboards. Radiator. Television point. Coved and textured ceiling. UPVC double glazed window to rear aspect.

EN-SUITE SHOWER ROOM



2.89m x 1.49m (9'6" x 4'11"). Large tiled shower cubicle with a thermostatic mixer shower. White WC. Pedestal wash basin. Half tiled walls. Shaver point. Chrome towel radiator. Wall mounted electric downflow heater. Extractor fan. Inset ceiling spotlights. Double glazed window to side aspect.

BEDROOM 2

3.70m x 2.99m (12'2" x 9'10"). Radiator. Television point. Coved and textured ceiling with loft access hatch. UPVC double glazed window to rear aspect.

BEDROOM 3

3.96m x 2.74m (13' x 9'). Radiator. Television point. Coved and textured ceiling. UPVC double glazed window to rear aspect.

BEDROOM 4

2.94m x 2.71m (9'8" x 8'11"). Radiator. Coved and textured ceiling. UPVC double glazed window to side aspect.

FAMILY BATHROOM



2.89m x 2.61m (9'6" x 8'7"). White suite comprising panelled double ended bath with mixer tap and shower attachment, wash basin with cupboards below, WC, large tiled corner shower cubicle with a mixer shower. Tiled floor. Half tiled walls. Shaver point. Chrome towel radiator. Extractor fan. Coved and textured ceiling. UPVC double glazed window to front aspect.

OUTSIDE



A 5-bar gate opens to a shingle driveway which widens in front of an adjoining double garage, 5.61m x 5.79m (18'5" x 19') with

twin up and over doors, light and power, overhead storage space, two single glazed windows to rear and door with glazed panels to side.

The front garden is laid to lawn in two sections with established flower and shrub beds and borders. A gate leads to a brickweave pathway to the side of the property which extends below a recessed covered area which provides shelter from the utility room door to the garage side door and also a boiler room with a free-standing oil fired boiler.



The rear garden is south facing and laid to predominantly to lawn with established flower and shrub beds with brickweave and pament tile patio areas and a small garden pond to the immediate rear of the property.

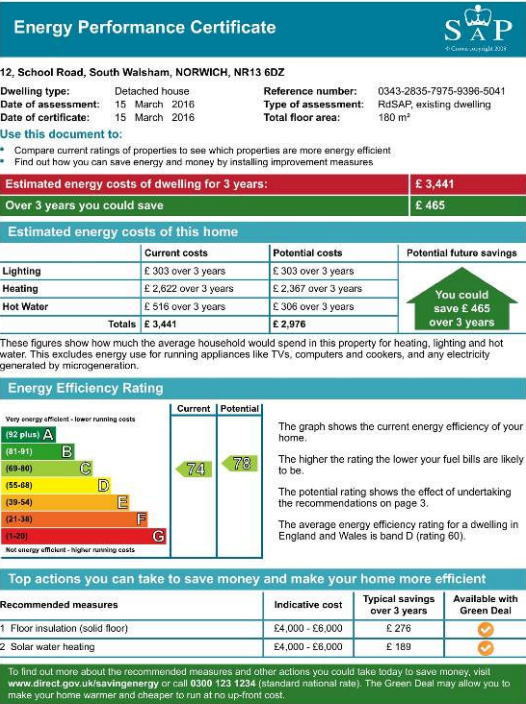


There is a further garden pond towards the rear boundary and a vegetable garden. Outside cold water tap to the side of the property. External electric plug socket to the side of the garage. There is an electricity supply to the summer house and a bore hole which provides water for gardening purposes only.

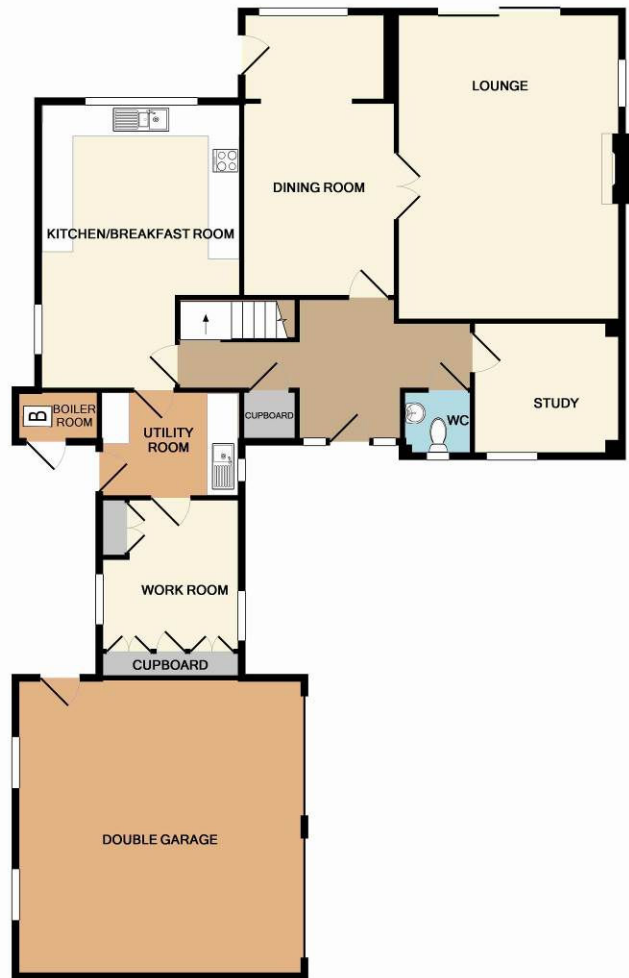
AGENT'S NOTE: The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

Viewing Strictly by Prior
Appointment through the
Selling Agents' Norwich Office.
Tel: 01603 629871

These Particulars were prepared in March 2016.
Ref: NRS5866







GROUND FLOOR
APPROX. FLOOR
AREA 1445 SQ.FT.
(134.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 826 SQ.FT.
(76.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2271 SQ.FT. (211.0 SQ.M.)

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