



Chestnut Barn, Yelverton Road, Framingham Earl, NR14 7QL GUIDE £695,000



An outstanding semi-detached barn conversion in a rural position around 6 miles south east of Norwich. The property is ready for immediate occupation.

DESCRIPTION

Chestnut Barn is Grade II Listed property which has been converted to a very high standard with exceptional attention to detail, retaining much of the character of the building. Visitors are greeted by a welcoming reception hall with a staircase to the first floor and glazed windows and doors separating the hall from the spacious kitchen/dining room with a snug area. There is also a utility room, study/fourth bedroom and a shower room. The sitting room is a particularly spacious room with double glazed doors leading out to a patio area on the south side of the property. On the first floor are three double bedrooms with two of the bedrooms served by en-suite shower rooms and there is a family bathroom.

Floor coverings on the ground floor level comprise travertine tiles and engineered oak wood flooring with under floor heating and there are radiators on the first floor, all served by LPG gas central heating.

There is ample parking, adjoining cart lodge style garaging and double gates lead through to a large enclosed walled garden to the immediate rear of the property with two useful storage buildings either side of the access through to the remaining garden. Doors from the sitting room and the snug section in the kitchen/dining room lead out to a large south facing patio area and the front garden which would be perfect for entertaining.

LOCATION

Framingham Earl is a sought after village next to Poringland on the B1132 between Norwich and Bungay. Local amenities include a post office, shops, primary and secondary schools, public houses, a doctor's and dentist surgeries. There is a bus service from the area into Norwich city centre and easy access to the A47 Norwich southern bypass and the South Norfolk Broads.

The property is situated about 6 miles south of the city of Norwich with all its cultural, shopping and transport facilities, and International airport.

This is an excellent opportunity to live tucked away in a rural place within easy reach of the provincial capital of East Anglia.

DIRECTIONS

Proceed out of Norwich on the Trowse bypass and turn right following the B1332 Bungay Road. Continue until you reach Poringland and turn left at the Railway Tavern. Proceed down Long Road and at the far end turn left and then immediately right into Yelverton Road. Continue for about a mile and the property will be seen on the left hand side.

ACCOMMODATION

On the Ground Floor:-

RECEPTION HALL



4.67m x 4.57m (15'4" x 15") plus recesses. Engineered oak wood flooring. Built-in under stairs storage cupboard. Staircase

to first floor landing. Built-in cupboard with light and hot water cylinder. Inset ceiling spotlights.

SITTING ROOM



9.19m x 4.52m (30'2" x 14'10"). Engineered oak wood flooring. Exposed brick chimney breast. Capped Calor gas point. Television and telephone points. Inset ceiling spotlights. Oak frame double glazed windows either side and above oak framed double glazed doors to a large south facing paved patio on the front garden.

KITCHEN/DINING ROOM



6.45m x 5.74m (21'2" x 18'10"). Solid wood worktops with a range of cupboards and drawers below. Matching wall cupboards

with internal lighting. Island unit with breakfast bar, inset white 1½ bowl single drainer sink with mixer tap, integrated dishwasher, cupboards. Space for range cooker. Stainless steel extractor. Travertine tile floor. Television point. Extractor fan. Inset ceiling spotlights. Oak framed double glazed windows and door to a paved patio and the enclosed rear garden area.

SNUG AREA



5.61m x 2.10m (18'5" x 6'11"). Travertine tile floor. Television point. Part double glazed roof. Double glazed windows either side of double glazed doors to the south facing paved patio and front garden.

STUDY/BEDROOM 4



3.45m x 2.84m (11'4" x 9'4") plus recess. Engineered oak wood flooring. Television point. Two double glazed windows through to cart style garage. Double glazed doors to a paved side entrance area.

UTILITY ROOM



4.26m x 1.82m (14' x 6'). Solid wood worktops with cupboards below and a deep white ceramic sink with mixer tap. Solid wood upstands. Integrated washing machine, tumble dryer and freezer. Matching wall cupboards. Tall cupboard with a wall mounted gas fired boiler. Travertine tile floor. Extractor fan. Inset ceiling spotlights. Double glazed window to rear aspect.

SHOWER ROOM



1.80m x 1.75m (5'11" x 5'9") plus a recessed tiled shower cubicle with a mixer shower and screen door. White wash basin with cupboard below. WC with concealed cistern. Travertine tile floor. Chrome towel radiator. Extractor fan. Inset ceiling spotlights.

On the First Floor:-

LANDING



Two radiators. Low eaves storage cupboards. Built-in linen cupboard with radiator. Velux skylight window. Double glazed skylight windows to rear aspect.

BEDROOM 1



5.08m x 4.62m (16'8" x 15'2") plus 2.03m x 1.32m (6'8" x 4'4"). Two radiators. Television point. Inset ceiling spotlights. Velux skylight windows to front and rear aspects. Sliding door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.41m x 1.19m (7'11" x 3'11"). Large tiled shower cubicle with a thermostatic mixer shower and sliding screen door. White wash basin. WC. Chrome towel radiator. Extractor fan. Inset ceiling spotlights.

BEDROOM 2



4.72m x 3.68m (15'6" x 12'1") plus 1.82m x 1.32m (6' x 4'4"). Two radiators. Television point. Inset ceiling spotlights. High level double glazed windows to side aspect. Velux skylight window to front aspect. Sliding door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.21m x 1.19m (7'3" x 3'11"). Large tiled shower cubicle with a thermostatic mixer shower and sliding screen door. Small wash basin with cupboard below. WC. Chrome towel radiator. Extractor fan. Inset ceiling spotlights.

BEDROOM 3



5.79m x 2.84m (19' x 9'4"). Two radiators. Television point. Low doors to eaves storage space. Inset ceiling spotlights. Double glazed windows to front aspect.

FAMILY BATHROOM

3.30m x 1.88m (10'10" x 6'2"). White suite comprising panelled bath with tiled surround and a shower above, wash basin with cupboard below, WC. Chrome towel radiator. Extractor fan. Inset ceiling spotlights.

NOTE: The room measurements shown for the first floor accommodation reflect the floor area of the room and it should be noted that there are sloping ceilings restricting head height in certain areas of these rooms.

OUTSIDE

A wide shingle driveway to the side of the property leads to adjoining cart lodge style garaging, 8.45m x 5.99m (27'9" x 19'8") with concrete floor and fluorescent strip lighting.



A paved area beside the driveway leads to the doors to study/bedroom 4 with raised brick beds either side.



A block driveway leads to double gates to the rear garden which is enclosed by high brick walls. At the end of the enclosed garden area two useful buildings either side of a covered opening with a brick floor and this leads through to the rear remaining garden. The two buildings measure 4.44m x 3.07m (14'7" x 10'1") and 4.44m x 2.66m (14'7" x 8'9") respectively, both with light and power, double glazed windows to the enclosed walled rear garden and double glazed doors lead out to the covered area.



The front garden is enclosed by brick walls, picket fencing and a 1.82m (6') fence with established trees, raised brick bed and a large south facing paved patio.

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.

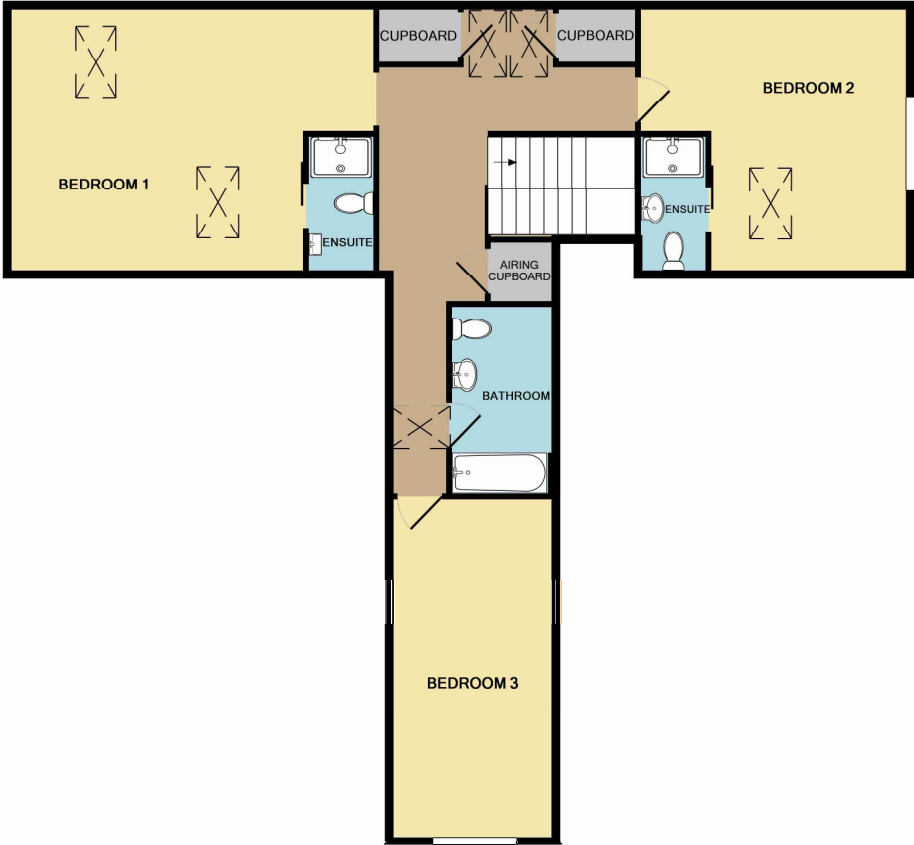
Viewing Strictly by Prior
Appointment through the
Selling Agents' Norwich Office.
Tel: 01603 629871

These Particulars were prepared in February 2016.
Ref: NRS5715





GROUND FLOOR
APPROX. FLOOR
AREA 1000 SQ.FT.
(95.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1000 SQ.FT.
(95.7 SQ.M.)
TOTAL APPROX. FLOOR AREA 2000 SQ.FT. (191.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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