BETHSALEM

Cargate Lane, Saxlingham Nethergate, Norfolk, NR15 1TS

Asking Price £650,000

BROWN & Co

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An impressive modern detached four bedroom family home in an elevated position on a plot of around one third of an acre (subject to measured survey) with three good size reception rooms, conservatory and kitchen/breakfast room. Views to the rear over farmland.

No onward chain.

DESCRIPTION

Bethsalem was constructed in 2004 to a high standard and benefits from an oil fired central heating system to radiators, water softener, burglar alarm and double glazed windows. The property offers accommodation including a lounge with an open fireplace, family room, dining room and a double glazed conservatory, a kitchen/ breakfast room, utility room, four double bedrooms, two bathrooms (one en-suite) and both with separate shower cubicles. There is also parking for numerous vehicles and a detached double garage.

LOCATION

Saxlingham Nethergate is a popular village situated about 9 miles south of Norwich and is within easy reach of the main Ipswich trunk road (A140) and the A47 Norwich southern bypass. Saxlingham Nethergate has a church and a primary school and there are shopping facilities in Poringland and Hempnall. A bus service runs via Saxlingham Nethergate and Newton Flotman to Norwich and a Park & Ride service at Harford Bridges on the A140.

DIRECTIONS

Proceed south out of Norwich on the A140 Ipswich Road and on entering Newton Flotman take the first left turning opposite Duffields Mill into Cargate Lane. Remain on Cargate Lane and upon reaching Saxlingham Nethergate the driveway to the property will be found on the left hand side.

ACCOMMODATION

On the Ground Floor:-

ENTRANCE PORCH Entrance door with double glazed panels. Tongue and groove boarded ceiling. Double glazed windows to front and side aspects. Two full length windows beside a glazed door to entrance hall.

ENTRANCE HALL Radiator. Thermostat control for heating. Built-in cloaks/storage cupboard. Built-in under stairs storage cupboard. Staircase with turned wood balustrade to first floor landing. Double glazed window to front aspect.

CLOAKROOM White WC. Bidet. Pedestal wash basin. Tiled floor. Radiator. Part tiled walls. Extractor fan. Coving. Double glazed window to side aspect.

FAMILY ROOM Radiator. Television point. Coving. Double glazed window to rear aspect.

LOUNGE Two radiators. Period style open fireplace with decorative fire surround and a raised hearth. Television and telephone points. Two ceiling roses. Double glazed window to side aspect. Bay, 1.42m x 0.55m (4'8" x 1'10") with double glazed windows to front aspect.

DINING ROOM Radiator. Television and telephone points. Ceiling rose. Coving. Double glazed windows either side of double glazed doors to conservatory.

CONSERVATORY Tiled floor. Radiator. Double power points. Two television points. Pitched polycarbonate roof. Double glazed windows to side and rear aspects. Double glazed doors to a paved patio and the rear garden.

KITCHEN/BREAKFAST ROOM Work surfaces with range of cupboards and drawers below and an inset stainless steel 1½ bowl single drainer sink unit with mixer tap. Tiled splashback. Matching wall cupboards with concealed lighting below and glass fronted display cupboard. Space for Range Cooker with an electric cooker point and a concealed extractor above. Integrated dishwasher, freezer and refrigerator with drawer below. Tiled floor. Radiator. Television point. Inset ceiling spotlights. Coving. Double glazed windows to front and rear aspects.

UTILITY ROOM Work surfaces with cupboards below and an inset stainless steel single drainer sink unit with mixer tap. Tiled splashback. Matching wall cupboards. Utility space below work surface with plumbing for washing machine and a further space for tumble dryer. Cupboard concealing a wall mounted oil fired boiler. Tiled floor. Radiator. Extractor fan. Coving. Loft access hatch. Double glazed window to front aspect. Door with double glazed panel to the paved patio and rear garden.

FIRST FLOOR LANDING Radiator. Built-in cupboard with hot water cylinder. Built-in linen cupboard with slatted shelves. Coving. Velux skylight window.

BEDROOM 1 Radiator. Telephone point. Two built-in double wardrobes and matching cupboard in recess with drawers below. Recess with fitted shelves. Double glazed window to front aspect. Steps up to door to en-suite bathroom.

EN-SUITE BATHROOM White suite comprising panelled bath, WC, wash basin with cupboard below. Part tiled walls and a tiled shower cubicle with an Aqualisa shower and screen door. Karndean flooring. Radiator. Shaver point. Extractor fan. Inset ceiling spotlights. Double glazed window to side aspect.

BEDROOM 2 Radiator. Television point. Coving. Double glazed window to rear aspect.

BEDROOM 3 Radiator. Television point. Coving. Loft access hatch. Double glazed window to rear aspect.

BEDROOM 4 Radiator. Television and telephone points. Coving. Double glazed window to front aspect.

FAMILY BATHROOM White suite comprising panelled bath, wash basin with cupboard below, WC. Part tiled walls. Tiled shower cubicle with an Aqualisa shower and screen door. Karndean flooring. Radiator. Shaver point. Extractor fan. Inset ceiling spotlights. Double glazed window to rear aspect.

OUTSIDE
A curved front garden wall borders a gravel driveway which widens to the front of the property with additional parking/turning space beside a detached double garage, 5.51m wide x 5.69m wide (18'1" x 18'8) with twin up and over doors, light and power, overhead storage space. The front garden is well stocked with a variety of trees and shrubs and paved steps lead up to a wide south facing patio area to the front of the property. Further paved steps lead up from the patio to a paved pathway leading round to the rear garden. There is a further paved patio area to the immediate rear of the property and a brick retaining wall with paved steps up to the lawned rear garden. Outside cold water tap to the rear of the property. Plastic oil storage tank behind the garage.

AGENT'S NOTES:
(1) The lower section of driveway is owned by Bethsalem with the neighbouring property having a right of way over it and there is joint responsibility for maintenance. (2) Some of the photographs contained in this brochure have been taken with a camera using a wide angle lens and interested parties are advised to check the room measurements prior to arranging viewing appointments.
(3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

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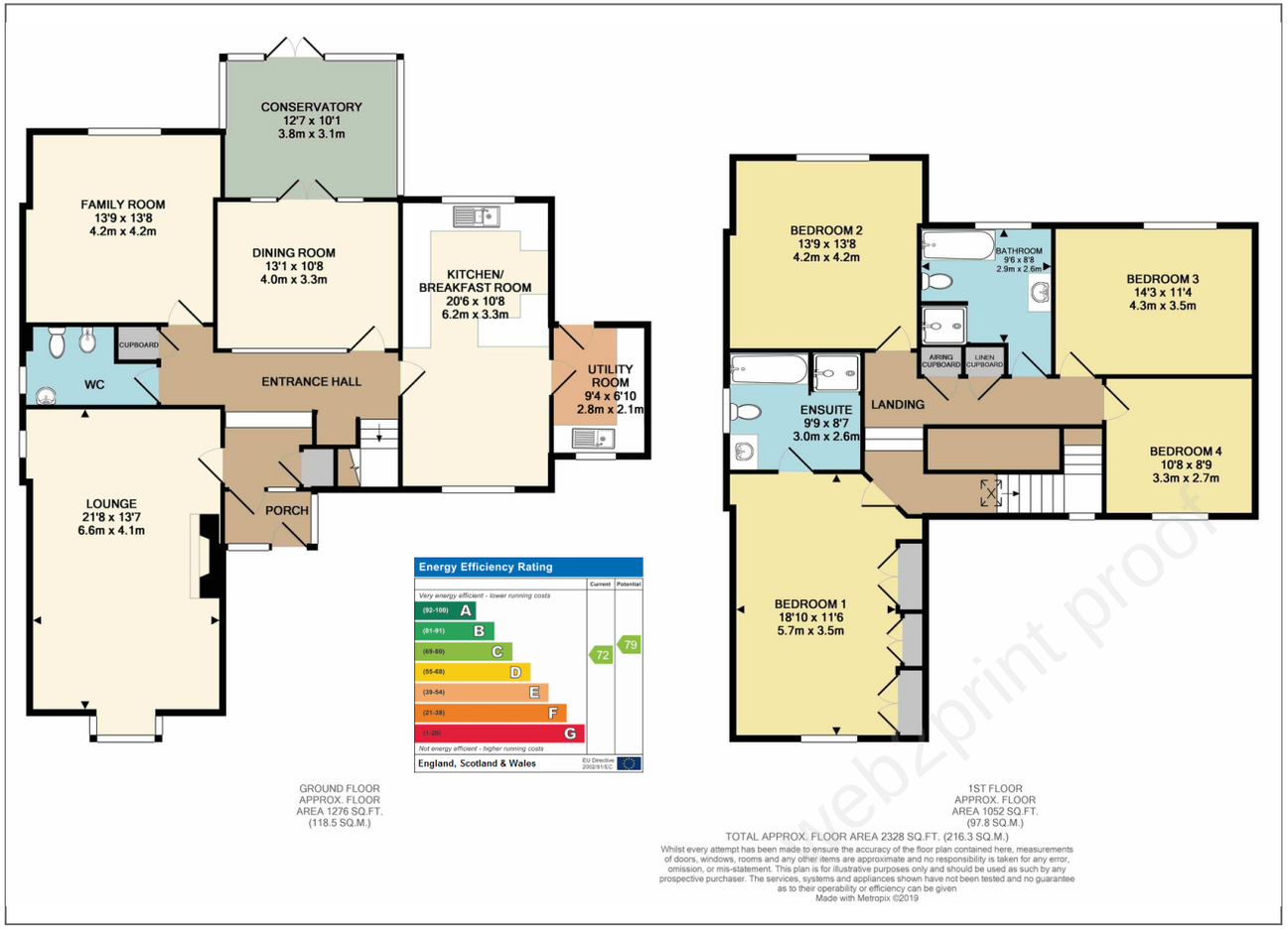

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