



Woodrow Lane, Great Moulton, NR15 2DR



Offers in Excess Of £425,000

Beatrix Potter Cottage
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Property Features

- Four double bedrooms
- Rural village location
- Security system including alarm, cctv and floodlighting
- Mature gardens and paddock
- One acre plot (sts)
- Recently updated Upvc double glazing
- Council Tax Band E
- Freehold
- Energy Efficiency Rating TBC

Full Description

Located within the popular village of Great Moulton lying thirteen miles to the south of Norwich and only three miles again to the south of Long Stratton. The market town of Diss is also only ten miles to the south of Great Moulton offering an excellent range of amenities and facilities including the mainline railway station with regular services to London Liverpool Street and Norwich.

The property is believed to have been built in the early 1980's and has been extremely well maintained and upgraded over the years by the current vendor. Holding a large square footage, the property offers flexible living and is well suited for family living. The mature gardens are a particular feature of the property and offer a great deal of privacy within. Separated into four areas the formal areas about the rear of the property being enclosed by established hedging and having an extensive area for parking leading up to the detached garage with remotely operated door, power and light and space to the side (currently used for parking for a large touring caravan). To the rear of the garage is a feature wall screening the greenhouse with power and leading to the substantial gardens behind which include a large paddock, lawned garden and orchard all enclosed by mature hedges. (The layout and size of the paddock, could provide the opportunity for equestrian use if required).

Internally the property is well laid out benefiting from generous size rooms throughout. At ground floor level the accommodation consists of two reception rooms (the bigger of which is a double aspect room flooded by plenty of natural light with views to both front and rear). The kitchen/breakfast room also boasts views over the rear gardens and opens through to the utility area and garage. A recently refurbished cloakroom/wc is also found at ground floor level. The property has the benefit of cavity wall insulation and UPVC double glazed windows and doors installed in 2016. The single attached garage with up and over door and power and light could be converted into further living space if required subject to the necessary consents. It should also be noted that the loft has been reinsulated above minimum requirements. At first floor level there are four double bedrooms with the master bedroom enjoying rural views to the front over surrounding countryside.

The rooms are as follows:

STORM PORCH TO FRONT: ENTRANCE HALL:

A pleasing first impression, with stairs to first floor. Cloaks cupboard. Accessed through to the two reception rooms and door opening into...



CLOAKROOM/WC: (8'6" x 3') (2.59m x 0.91m)

Replaced in 2018 and comprising of low level wc and wash hand basin. Tiled walls. Aspect to rear.

RECEPTION ROOM ONE/SITTING ROOM: (20' x 12') (6.1m x 3.66m)

Bright and spacious double aspect room with views to the front and rear of the property. Sliding patio doors opening onto the rear patio area. Open feature fireplace with tiled hearth and back boiler providing heating to the upstairs radiators.

RECEPTION TWO/DINING ROOM: (11'6" x 9'3") (3.51m x 2.82m)

With views to the front of the property and secondary door opening through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM: (16'3" x 10'7") (4.95m x 3.23m)

Benefiting from being positioned at the rear of the property and enjoying views over the rear gardens and beyond. Being of an excellent size and having plenty of space for kitchen table to the side. Offering an extensive range of wall and floor mounted unit cupboard space. Space and plumbing for integrated appliances. Secondary door opening through to the utility room. (It should be noted a water softener plant has been installed).

UTILITY ROOM: (12' x 6') (3.66m x 1.83m)

Aspect to rear, separate door opening onto the rear gardens. Having a good range of wall and floor mounted storage unit cupboards. Stainless steel sink and drainer. Space and plumbing for automatic washing machine/dishwasher/tumble dryer. Secondary door opening through to the garage

GARAGE: (18' 10" x 12'1") (5.74m x 3.68m)

Up and over door to the front. Space and storage in eaves above. Potential to be converted into further living accommodation, subject to the necessary consents. Power/electricity connected.

FIRST FLOOR LEVEL:

LANDING:

Giving access to the four double bedrooms and family bathroom. Access point to loft which is fully insulated, boarded and with power and light laid on.

BEDROOM ONE: (16'9" x 9'4") (5.11m x 2.84m)

Aspect to front, enjoying views over the front of the property and fields beyond.

BEDROOM TWO: (12'1" x 9'4") (3.68m x 2.84m)

Again enjoying being positioned at the front of the property with beautiful rural views.

BEDROOM THREE: (10'7" x 9'10") (3.23m x 3m)

Aspect to rear.

BEDROOM FOUR: (10'7" x 9') (3.23m x 2.74m)

Aspect to rear.

BATHROOM:

Aspect to rear. Recently refurbished in 2018 and comprising walk in shower cubicle, low level wc and wash hand basin, further separate shower cubicle to the side.

SERVICES:

The agents have been advised that the property is connected to mains water, electricity, private drainage, LPG central heating.

Ref: L0363

