

Aldreds
Estate Agents

1 Town Green Barns Old Newport Road, South Walsham, NR13 6BF

£525,000

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1 Town Green Barns Old Newport Road

South Walsham, Norwich, NR13 6BF

- Single Storey Barn Conversion
- Cart Shed Style Double Garage With Spacious Driveway
- Three Double Bedrooms
- Generous Garden
- Popular Broadland Location
- Exposed Beams & Lots Of Character
- Open Plan KItchen/Dining /Day Room
- LPG Underfloor Heating
- Master En-Suite
- Ideal for Commuting Access to the A47 Corridor



Aldreds are delighted to offer this exceptionally spacious three bedroom barn conversion situated in a delightful position on the edge of this popular Broadland village. Offering much character throughout with exposed beams and vaulted ceilings, along with the benefits of LPG under floor heating, sealed unit double glazed windows modern fixtures and fittings.

This spacious family home offers accommodation including an open plan kitchen/dining/day room, lounge, three bedrooms, master en-suite and a bathroom. Outside, the property benefits from spacious driveway parking, a cart shed style double garage and a generous enclosed garden. Early internal viewing is highly recommended to appreciate this attractive home in a delightful location, facing the Town Green Ponds and Woodland.





Open Plan Kitchen/Dining/Day Room 26'6" at max x 13'10" (8.1m at max x 4.24m)

Entrance door with glazed side panel, side facing window, glazed door leading to garden, Travertine tiled flooring, a range of fitted kitchen units with Quartz work surface and tiled splash back, inset ceramic sink with mixer tap, integrated dishwasher, fridge and freezer, space for range cooker with chimney style extractor over, cupboard housing LPG boiler for hot water and central heating, vaulted ceiling with exposed beams.

Hallway

Leading off to either side of the ktichen with two side facing full height windows, Travertine flooring, vaulted ceiling with exposed beams, power points, doors to;

Lounge 17'1" x 13'6" (5.21m x 4.13m)

With a full height front facing window taking in attractive view across the road to the Town Green ponds and open farmland beyond, Travertine tiled flooring, vaulted ceiling with exposed beams, wood burning stove, power points, television point.



Master Bedroom 16'4" x 14'2" reducing to 9'7" (5m x 4.34m reducing to 2.94m)

Side facing window, vaulted ceiling with exposed beams, power points, door giving access to;

En-Suite Shower Room

Tiled shower cubicle, low level w.c., pedestal hand wash basin, part tiled walls.

Bedroom 2 13'8" x 9'10" (4.19m x 3.01m)

Side facing window, vaulted ceiling with exposed beams, power points.

Bedroom 3 10'9" x 9'11" (3.29m x 3.04m)

Side facing window, vaulted ceiling with exposed beams, power points.

Bathroom

Side facing obscure glazed window, tiled flooring, part tiled walls, white suite comprising of low level w.c., pedestal hand wash basin, panelled bath with shower attachment, ventilation.

Outside

The property is approached via a long shingle driveway, extending to the side of the property providing ample parking for a number of vehicles and leading on to the rear where there is a cart shed style double garage.

Directions

On arriving the village of South Walsham from Acle, continue as the road bears round to the left into The Street, proceed before turning left into Burlingham Road and continue as the road bears round to the left into Old Newport Road, where the property can be found on the right hand side.





Double Garage 17'7" x 16'4" (5.37m x 5m)
Of an open fronted, cart shed style with power and lighting.

Gardens
A particular feature of the property is the suprisingly generous garden extending beyond the immediate area to a large lawned space, nicely enclosed by close board panel fencing to boundaries. The garden is predominately laid to lawn with two timber garden sheds, a shingled seating and BBQ area with raised planters, wood chipped children's play area. To the side of the property is a nicely enclosed space, laid to lawn with a patio accessed from the kitchen and summer house.

Tenure
Freehold

Council Tax
Broadland District Council - Band: E.

Services
Mains water, electric. Drainage via a septic tank

Energy Performance Certicate.
Improvements have been made since the last Energy Performance Certificate (EPC) including a replacement LPG boiler.

Location
South Walsham is a most picturesque, unspolit Broadland village and is home to the famous Fairhaven Water Gardens. South Walsham Broad is one of the quieter Broads and is accessed via Fleet Dyke from the River Bure, almost opoosite St Benets Abbey. The village has a number of attractive walks, a recreation ground, village hall and Primary School. The well served village of Acle is approximately 4 miles away to the East with a range of amenities and good transport links and the Fine City of Norwich is approximately 11 miles to the West.

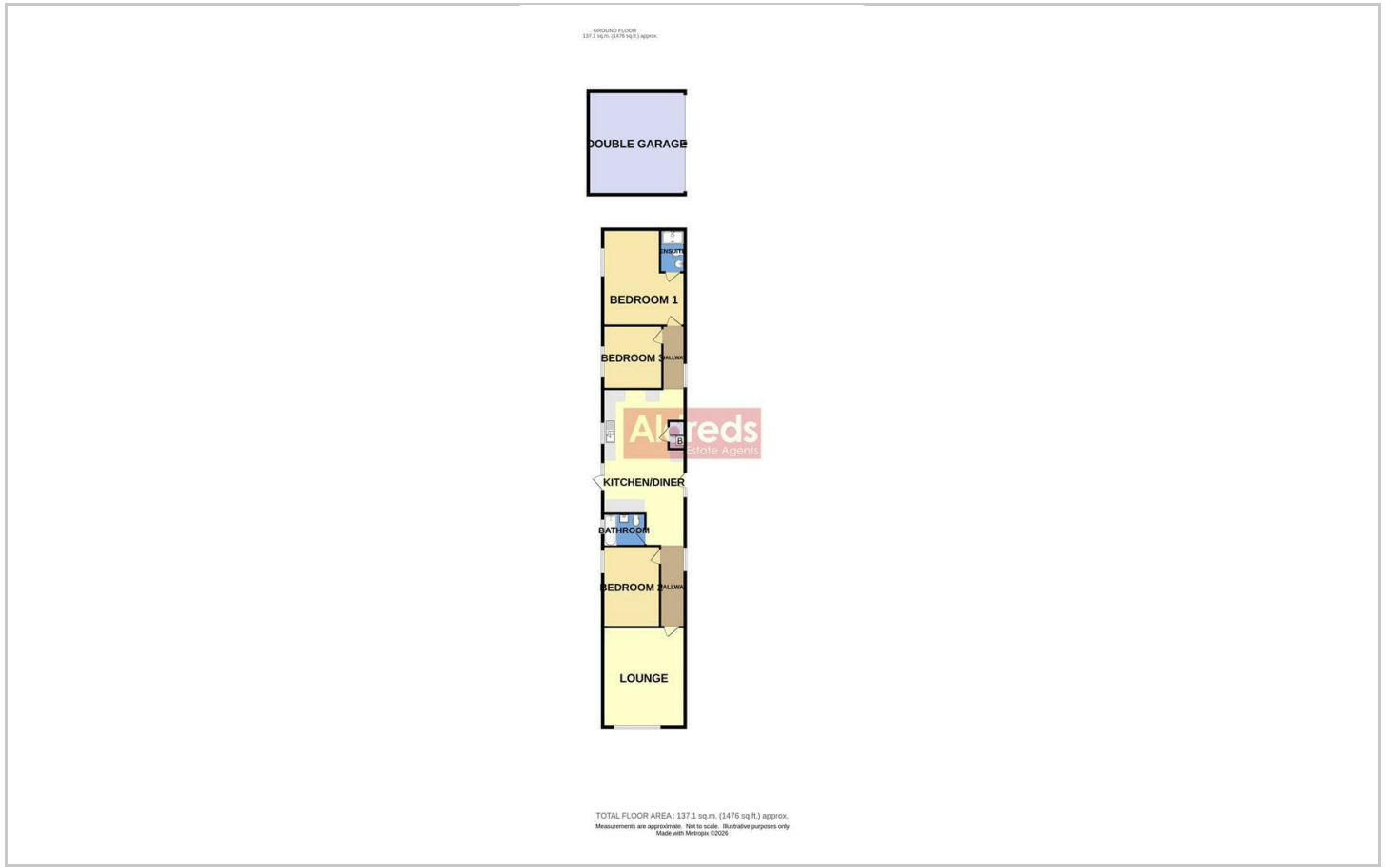
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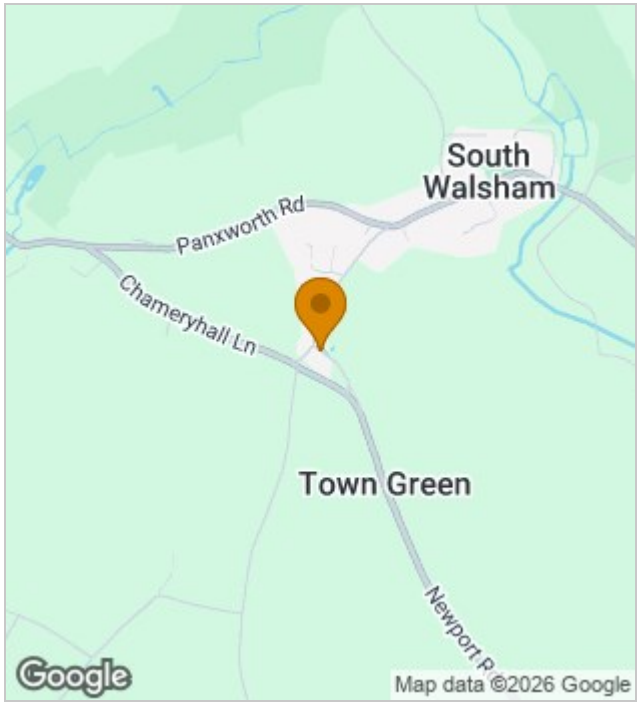




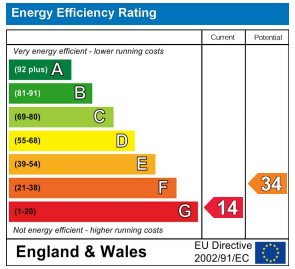
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

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55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk https://www.aldreds.co.uk/

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA