



CATFIELD
OFFERS IN EXCESS OF £675,000 FREEHOLD

WATERSIDE
ESTATE AGENTS

CATFIELD, NORFOLK NR29 5DD

- Over three acres of gardens and grounds
- Private moorings for several boats
- Access to Barton Broad
- Spacious contemporary property in a private rural location

A spacious detached bungalow, extended and much improved by the current owners, set in gardens and grounds extending to in excess of three acres, with private moorings for several boats and access directly out onto Barton Broad.

Occupying a quiet and private rural setting, adjacent to open farmland, woodland and fenland leading out onto Barton Broad, Norfolk's second largest Broad, owned by Norfolk Wildlife Trust. This well presented and contemporary styled property is truly a hidden gem.

The accommodation consists of a covered entrance porch, well fitted kitchen with a comprehensive selection of built in appliances, a 30ft long dual aspect living room leading directly out onto a decked sun terrace, master bedroom with en-suite shower room and large walk in wardrobe, bedroom 2 also with en-suite shower room and two further double bedrooms, four-piece family bathroom and a utility/boiler room.

Features include oil fired central heating by radiators, wood burner, UPVC sealed unit double glazing throughout, a detached double garage with extensive parking for multiple vehicles. The grounds include over two acres of formal gardens and over one acre of private woodland, and the generous mooring dock measure 45ft (30ft min) x 32ft with an additional 50ft side on mooring.

Perfectly suited to be an idyllic main residence or a peaceful and private second home.

Early viewing is strongly recommended.

ACCOMMODATION

Kitchen: 12'11" x 12'8"

Extensive range of white units finished with solid wooden worktops. Stainless steel sink unit and drainer, built in oven, microwave combination oven, electric hob, extractor hood, dishwasher and a fridge/freezer, dual aspect with window to front and side, oak floor, door to side.





Living Room: 29'9" x 15'3"

Stunning dual aspect reception room with full length picture windows to front aspect and sliding patio doors out onto the enclosed sun deck. Oak floor, inset wood burner, coved ceiling with down lighters and three radiators.

Boiler Room/Utility Room: 10'8" x 6'0"

Oil fired central heating boiler, plumbing for washing machine.

Bedroom 2: 15'4" x 10'2"

Generous dual aspect double bedroom with window to front and sliding patio doors to rear. Oak floor, radiator, walk in wardrobe.

En-Suite Shower Room

Large shower enclosure, wash basin, low level w/c, oak floor, heated towel rail, partially tiled walls, Velux window, extractor fan, down lighters.

Inner Hallway

Oak floor, coved ceiling, loft access, radiator, built in cloaks cupboard.

Master Bedroom: 13'6" x 12'6"

Dual aspect with sliding patio doors out onto the sun deck, five door built in wardrobe, oak floor, coved ceiling, radiator.

En-Suite Shower Room

Vanity wash basin, shower enclosure, low level w/c, radiator, tiled walls, oak floor, window to side, fitted storage and dressing table.

Bedroom 3: 13'2" x 13'1"

Window to rear with views out over the rear garden. Oak floor, two five door built in wardrobes, coved ceiling, radiator.



Bedroom 4: 13'0" x 13'0"

Window to side, radiator, oak floor, coved ceiling.

Family Bathroom: 11'0" x 8'0"

White four-piece suite comprising low level w/c, bidet, vanity wash basin, panelled bath with fitted shower and screen, fully tiled walls and floor, down lighters, radiator, shaver point, window to side.

OUTSIDE

The property is approached via a sweeping gravel driveway that provides extensive private parking. This in turn leads to a detached double garage with power, light and two up and over doors.

The formal gardens extend to approximately 2.2 acres, set mainly to lawn with a variety of mature trees, including a small orchard all enclosed by mature hedging ensuring a high degree of privacy. The grounds also include a secure fenced storage area, ideal for boats/caravans etc.

There is also a Wendy House with power connected.

MOORINGS

The property includes a generous mooring dock measuring 45ft (30ft min) x 32'8" with a further side on mooring which extends to approximately 50ft. Access is then directly out onto Barton Broad, Norfolk's second largest Broad, owned by Norfolk Wildlife Trust, with access from here to the entire Broads network.

PRIVATE WOODLAND

At the far end of the garden there extends over one acre of private woodland taking the size of the total plot to over 3.2 acres.







ADDITIONAL INFORMATION

Tenure: Freehold

Mains electricity

Bore hole water, filtered to kitchen tap

Septic tank drainage

Access is across an unadopted, unmade, uneven trackway.

The neighbouring property has a right of way through the grounds in order to access their mooring.

Contents are available by separate negotiation.

No onward chain.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

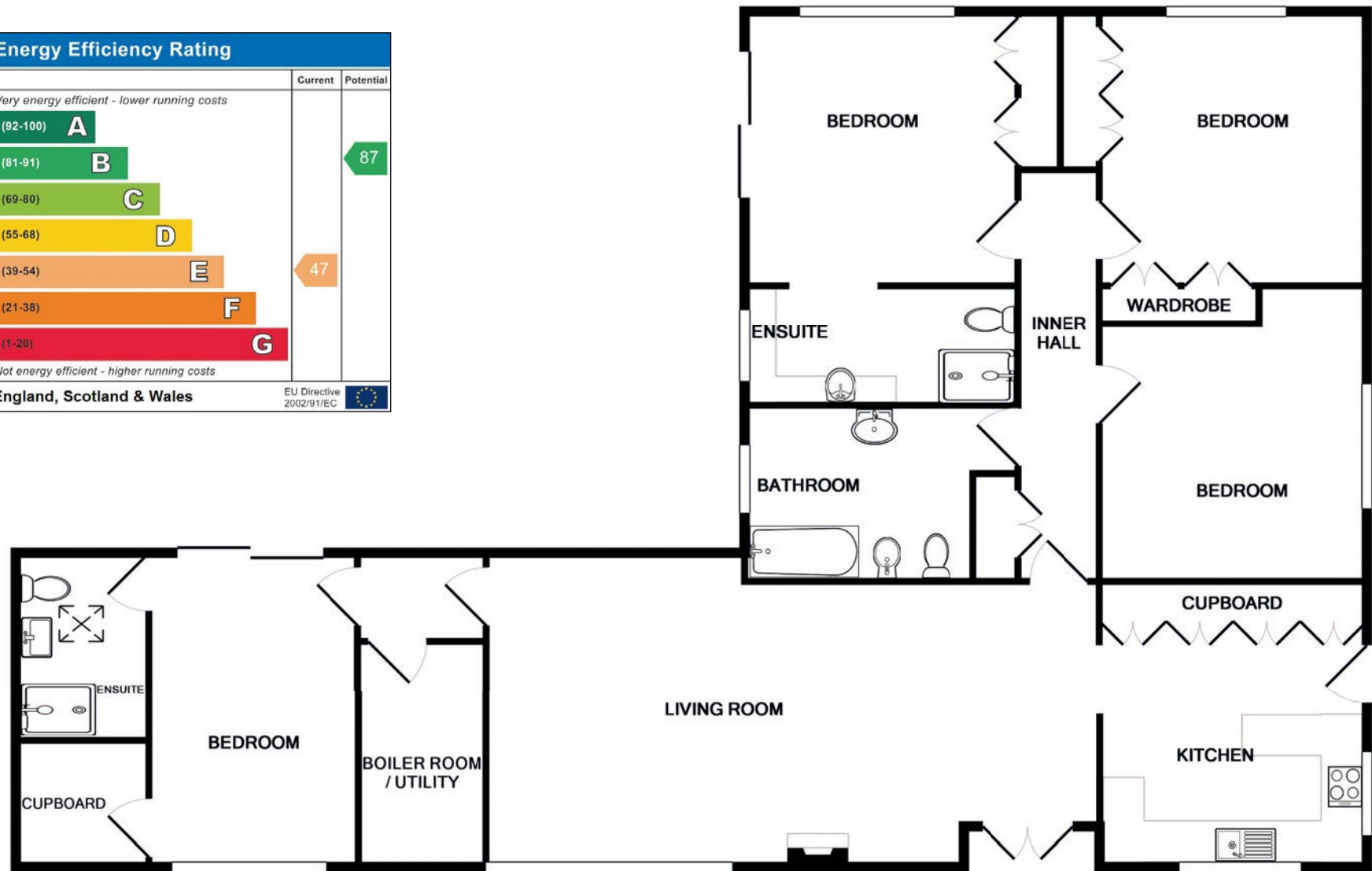
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	<div>47</div>	<div>87</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



TOTAL APPROX. FLOOR AREA 162.6 SQ.M. (1750 SQ.FT.)
 Measurements are approximate. Not to scale. Illustrative purposes only. Creator of plan Alpha EPC.
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PLAN NOT TO SCALE
 FOR GUIDANCE PURPOSES ONLY



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