



IRSTEAD ROAD, NEATISHEAD  
£800,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS













## IRSTEAD ROAD, NEATISHEAD, NORFOLK NR12 8BJ

- Idyllic waterside setting
- Peaceful and private gardens extending to approximately 0.5 acres
- Generous private mooring dock with services and summer house
- Three double bedrooms, bathroom and shower room
- Impressive 29ft long conservatory
- Sought after location, no onward chain

A highly sought after location offering a peaceful and private waterside setting with idyllic gardens extending to approximately 0.5 acres leading down to a picturesque private mooring opening onto Lime Kiln Dyke with direct access out onto Barton Broad.

A deceptive and spacious detached bungalow offering versatile accommodation that consists of a generous entrance hall/study, reception hall, dual aspect living room with wood burner, a stunning 29ft long conservatory, fully fitted 20ft long kitchen, three double bedrooms, a four-piece bathroom and a separate shower room.

The beautifully kept, well-stocked gardens offer a private and tranquil haven with an impressive selection of mature trees, shrubs and flowering borders, host to a variety of birdlife and wildlife.

This idyllic setting is further enhanced by the generous mooring dock providing space for one or possibly two boats with power, water and perfectly placed summer house. This leads out along the scenic Lime Kiln Dyke out onto Barton Broad, regarded by many as offering the finest sailing that the Norfolk Broads has to offer.

An impressive waterside home equally suitable as a permanent residence or as a perfectly placed second home. Offered for sale with no onward chain.

### ACCOMMODATION

#### **Entrance Hall/Study: 10'6" x 9'0"**

Glazed and leaded double entrance doors, oak floor, window to side, coved ceiling, double doors to dining room and glazed door to:







**Reception Hall: 13'4" x 7'2"**

Coved ceiling and telephone point.

**Living Room: 20'4" x 12'3" (10'10" min)**

Dual aspect with windows to side and sliding patio doors to the conservatory, all with fitted blinds. Multi-fuel stove on a stone hearth, TV point, coved ceiling and wall lights.

**Conservatory: 29'0" x 9'9"**

Of brick and UPVC sealed unit double glazed construction, an impressive living space with a high vaulted ceiling and fitted blinds to two elevations. French doors with steps down to the rear garden, also includes a utility area with sink unit and drainer, with storage cupboards under with plumbing for a washing machine and space for a tumble dryer.

**Kitchen: 20'0" x 7'10"**

Extensive range of wall and floor mounted units with 1½ sink unit and drainer. Built in double oven, hob and extractor hood, plumbing for a dishwasher, partially tiled walls, built in cupboard housing the hot water tank, water softener under the kitchen sink.

**Bedroom 1: 15'1" x 10'1"**

Window to front aspect with fitted blinds and open views. Full range of fitted furniture including three double wardrobes, fitted cupboards, bedside cabinets and two chests of drawers. Coved ceiling.

**Bedroom 2: 15'1" x 10'1"**

Dual aspect, windows to front and side with fitted blinds. Range of fitted furniture including three double fitted wardrobes and two bedside cabinets. Coved ceiling.







## Bathroom

Replaced four-piece suite with shower enclosure, panelled bath, low level w/c.

## Bedroom 3: 11'5" x 9'0"

Window to side, oak flooring, door to conservatory.

## En-Suite Shower Room

Low level w/c, hand basin, shower enclosure, fully tiled, extractor fan, wall mounted fan heater, down lighters, window to side.

## OUTSIDE

The property is approached via a gravelled driveway with private parking for several cars with outside lighting and a selection of trees and shrubs enclosed by mature hedging. Gated access to both sides leading to the rear with an outside tap.

The generous and immaculately kept rear garden extends to approximately 220ft and is arranged in two sections. The first, mainly laid to lawn with a recently laid patio and pathway running the full length of the plot. There is a substantial workshop with an electrical supply.

A footbridge then leads over a small drainage ditch and leads into the waterside section of the garden. This area in particular is incredibly private and it really does feel like your own idyllic retreat, complete with well stocked bog garden including Water Iris, Marsh Marigolds, Primula and Rhododendrons.

As you reach the water's edge, there is an impressive private mooring dock measuring 40'5" (34ft min) x 25'9" (narrowing to 14'5"), a summer house with power and light provides the perfect vantage point from which to enjoy this truly tranquil setting.





With views out along Lime Kiln Dyke with access out onto Barton Broad, Norfolk's second largest Broad, owned and overseen by Norfolk Wildlife Trust (acknowledged as the place Admiral Lord Nelson learned to sail), from here the entire Broads network can be reached.

## LOCATION

Neatishead is a quiet and unspoilt Broadland village with a good selection of local amenities, all within walking distance. These include the highly regarded White Horse pub, a community run village shop, a modern village hall which hosts frequent events including live music, film screenings, a regular farmers' market and community gym. There is also a primary school in the village, currently rated Outstanding by Ofsted.

The capital of the Broads, Wroxham, is only 4 miles away and the quiet golden sands at Waxham are approximately 9 miles away.

## ADDITIONAL INFORMATION

Tenure – Freehold

Services – Mains electricity, water and drainage

Heating – Electric night storage heaters

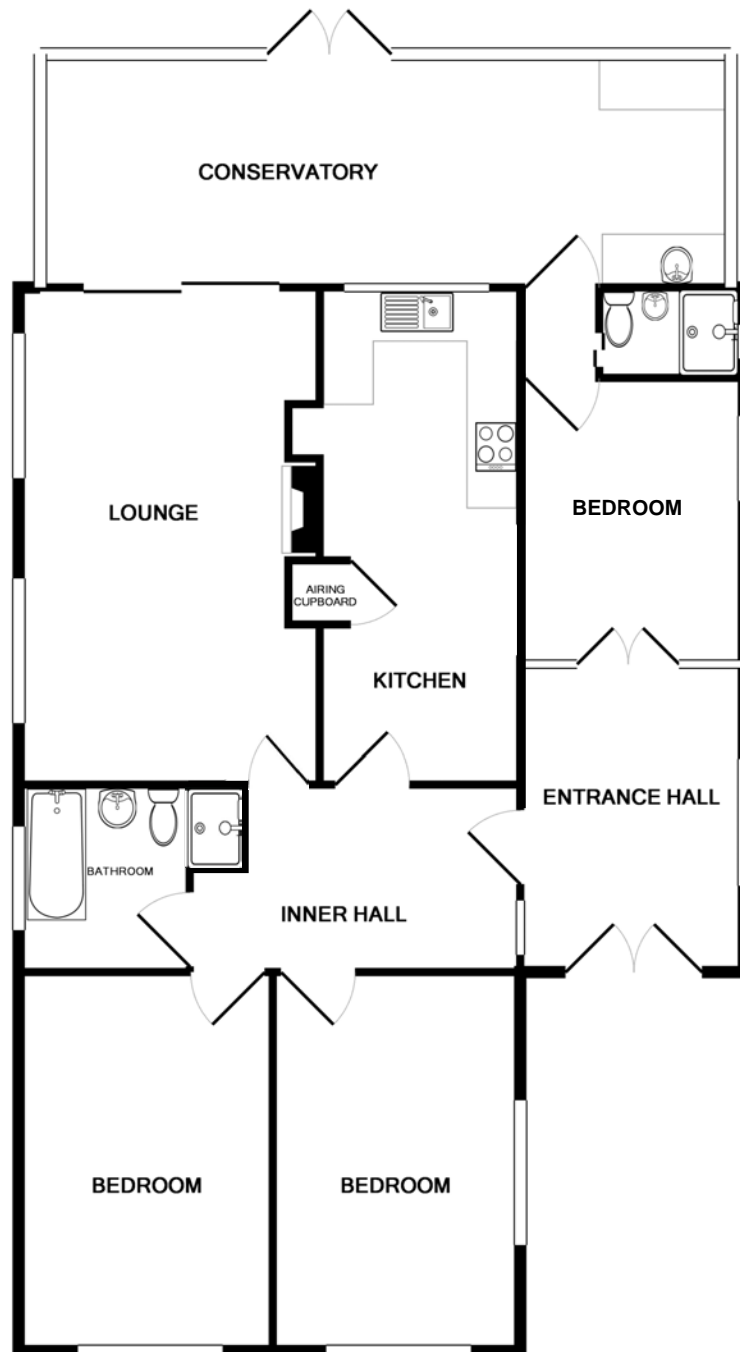
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All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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







PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

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





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