



FLEET LANE, SOUTH WALSHAM  
£1,500,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS











## FLEET LANE, SOUTH WALSHAM, NORFOLK NR13 6ED

- New build, completed in 2016
- Incredibly spacious and versatile accommodation extending to approximately 4,500 sq ft
- Master bedroom suite with en-suite dressing room and five piece bathroom
- Four further double bedrooms with four additional bathroom/shower rooms
- Spacious open plan living room/dining room/kitchen with three further reception rooms and a study
- Grounds extending to approximately 1.5 acres
- Elevated position with breathtaking views out over South Walsham Broad

Completed in 2016 to an incredibly high standard, this stunning family residence is set within grounds extending to approximately 1.5 acres, occupying an elevated position with picturesque far reaching views out over South Walsham Broad whilst staying adjacent to open farmland. The spacious and versatile accommodation extends to approximately 4,500 sq ft and could easily suit multi-generational living with a layout that also lends itself to anyone looking to work from home.

The incredibly generous accommodation consists of an entrance hall, stunning open plan living room/dining room/kitchen with a massive double storey, floor to ceiling picture window bathing the accommodation in a huge amount of natural light whilst providing impressive views out over the Broad.

The kitchen offers an extensive range of high gloss units finished with granite worktops with a comprehensive range of built in appliances. The ground floor continues with two further sitting rooms, dining room and study with utility room, boot room and a shower room.

The first floor is dominated by the galleried landing which also benefits from breathtaking views out over the water, as does the additional open plan sitting room which boasts the owner's favourite position in the whole property.

The huge master bedroom suite includes a large dual aspect bedroom complemented by a fully fitted dressing room and an impressive five piece en-suite bathroom.

The remaining four bedrooms are all generous doubles with two services by en-suite facilities and a four piece family bathroom.

Other features include air source heating providing underfloor heating throughout the ground floor and radiators throughout the first floor, tiled and oak flooring, triple garage with extensive off road parking and immaculately kept gardens and grounds.

South Walsham quite rightly lays claim to being one of the most beautiful Broads in the network and is a haven for local wildlife. The village staithe offers the perfect launching point for kayaking and paddle boarding. Moorings are available to rent nearby (subject to availability).





The property is a beautifully designed home offering considerable accommodation with incredible flexibility with space, peace and privacy in one of the most sought after locations that the Norfolk Broads has to offer. Early viewing is essential.

## ACCOMMODATION

### Entrance Hall

**Open Plan Living Space: 30'3" x 14'2" plus 15'4" x 13'2"**

Impressive L-shaped reception room incorporating living room, dining area and kitchen with stunning double storey floor to ceiling picture window offering breathtaking views out over South Walsham Broad. A solid oak staircase leads up to the galleried landing. Tiled floor with bi-folding doors leading out into the south facing rear garden.

### Kitchen Area

Extensive range of wall and floor mounted storage units in contemporary high gloss finish with soft close cupboards and drawers with granite worktops.

1½ sink unit and drainer, built in appliances consisting of triple built in ovens including a steam oven, microwave and warming tray, 5 ring induction hob with extractor hood, dishwasher and space for a large fridge/freezer.

Tiled floor and downlighters, window to rear.

**Sitting Room: 21'2" x 16'0"**

Dual aspect with window to front and side with views out over the Broad. Oak floor, integral wood burner, partially glazed double doors to:

**Dining Room: 16'0" x 13'3"**

Dual aspect looking out over the garden, oak floor.









**Boot Room: 9'7" x 8'7"**

Window to front aspect, tiled floor, range of fitted storage.

### **Shower Room**

Walk in shower enclosure, low level w/c, wash basin, fully tiled heated towel rail, extractor fan, down lighters, window to front aspect.

**Utility Room: 15'7" x 5'6"**

Range of storage units with sink unit and drainer, plumbing for washing machine, extractor fan, glazed door to rear, tiled floor.

**Family Room/Sitting Room: 22'5" x 16'0"**

Dual aspect with window to side and bi-folding doors to rear, oak floor, down lighters.

**Study: 16'0" x 11'10"**

Dual aspect with views of the Broads, oak floor, down lighters.

## **FIRST FLOOR**

Galleried landing with stunning far reaching views out over the grounds and the Broads beyond. Open plan to:

**Sitting Area: 21'0" (23'9" max) x 10'0"**

Window to front aspect with views, down lighters and two radiators.

### **Master Bedroom Suite**

**Master Bedroom: 18'11" x 16'0"**

Dual aspect with stunning views to front and side, radiator, door to:









**Dressing Room: 16'0" x 7'7"**

Extensive range of fitted hanging space and shelving, down lighting, window to side. Door to:

**En-Suite Bathroom: 16'0" x 7'7"**

Large walk-in shower enclosure with dual shower head including overhead rainfall fitting, free standing bath, two wash basins, low level w/c, 2 heated towel rails, fully tiled, radiator, extractor fan, window to rear.

**Bedroom 2: 16'1" x 13'6"**

Window to front aspect with impressive views, walk in wardrobe, radiator.

**En-Suite Shower Room**

Double shower enclosure, low level w/c, wash basin, heated towel rail, extractor fan, tiled floor, partially tiled walls, shaver point, window to side.

**Bedroom 3: 16'1" x 15'9" (12'2" min)**

Window to rear with views out over farmland. Two built in double wardrobes, radiator, down lighters.

**En-Suite Shower Room**

Double shower enclosure, low level w/c, wash basin, heated towel rail, extractor fan, shaver point, window to side.

**Bedroom 4: 13'9" x 13'9"**

Window to rear, views over open farmland, radiator, two built in double wardrobes.









### Bedroom 5: 14'2" x 11'1"

Window to rear with open views, two built in double wardrobes, radiator.

### Family Bathroom

Double shower enclosure, panelled bath with shower attachment, low level w/c, wash basin, heated towel rail, extractor fan, shaver point, down lighters, tiled floor, partially tiled walls.

### OUTSIDE

The property is approached via a sweeping gravel driveway which runs up to the house offering extensive private parking for multiple vehicles. This in turn leads to a detached triple garage with three electric remote controlled doors with electricity connected.

The grounds extend to approximately 1.5 acres and are laid mainly to lawn, enclosed by mature hedgerow borders with a variety of mature trees.

The south facing garden backs onto open farmland with external lighting, power and a plant room housing elements of the air source heat pump central heating and three timber sheds. An extensive garden room complete with wood burner sits at the back of the plot and a paved sun terrace runs the full width of the house.

### ADDITIONAL INFORMATION

Tenure: Freehold

Date of construction: Completed 2016

Services: Mains water and electricity

Private drainage



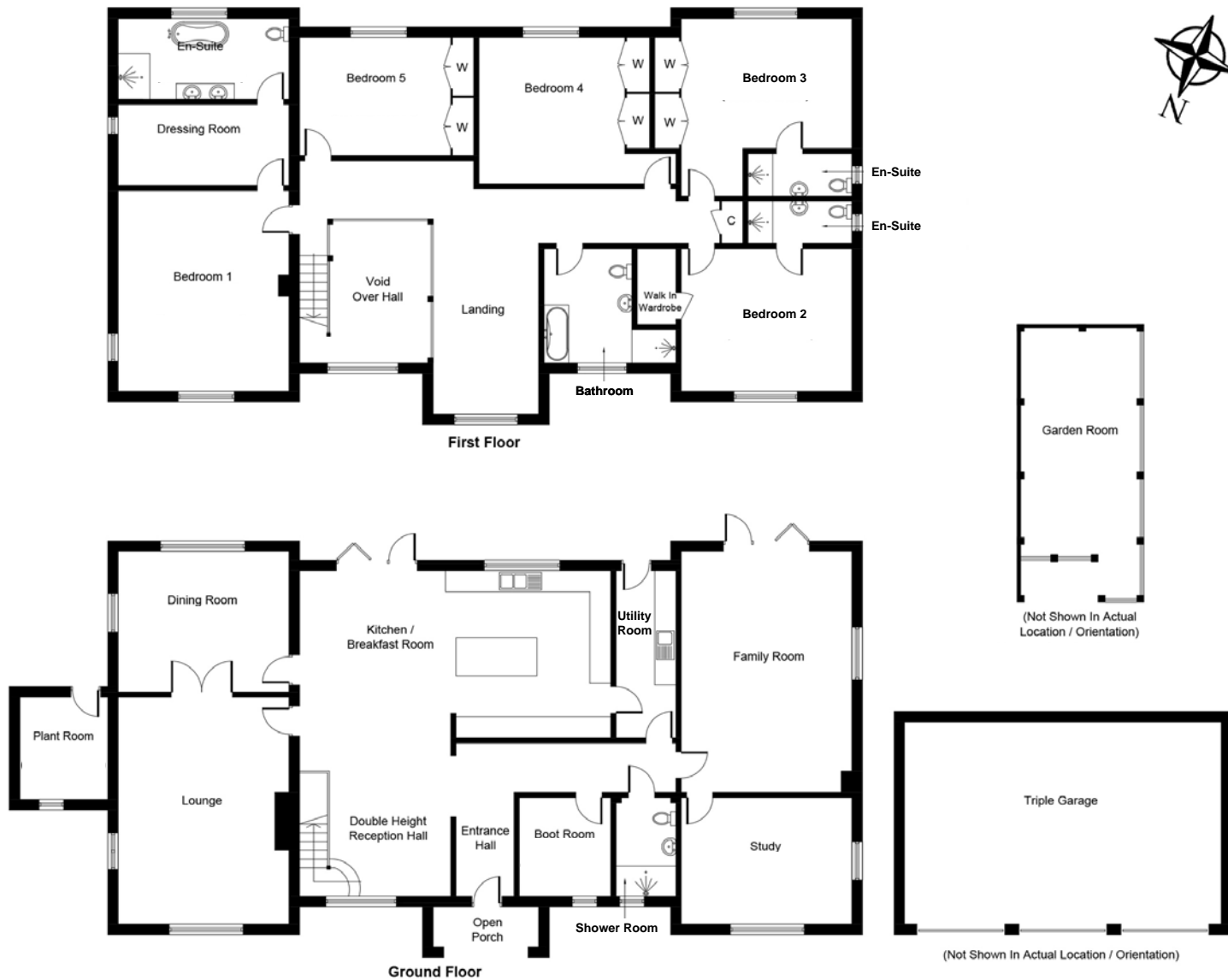




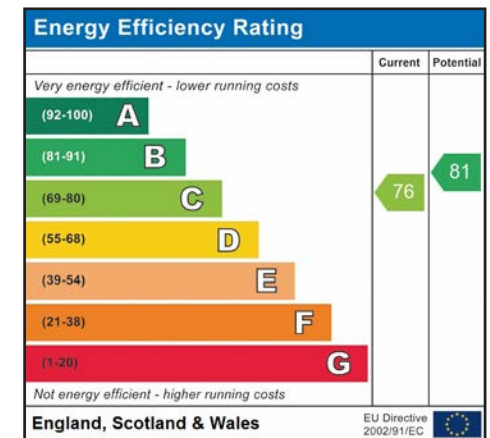








PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY



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









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