



SOMERTON ROAD,
WEST SOMERTON
£895,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







SOMERTON ROAD, WEST SOMERTON, NORFOLK NR29 4DH

- Large single storey home with over 3,250 sq ft of accommodation
- Versatile layout with 4 reception rooms, large kitchen/breakfast, 4 double bedrooms, 5 piece en-suite and a family bathroom
- Garden and grounds extending to approximately 4 acres
- Double garage and extensive parking
- Elevated position with far reaching views
- Located within 2½ miles of the coast and 1½ miles from the Broads

A spacious single storey property with generous and versatile accommodation extending to in excess of 3,250 sq ft, set in an impressive plot extending to approximately 4 acres.

Occupying an elevated position with stunning far reaching views out towards the River Thurne and Martham Broad beyond.

Located within 2½ miles of the beach at Winterton and less than 1½ miles from access onto the Broads at Martham, this sizeable, well placed home really does offer the best of both worlds.

The flexible accommodation consists of a reception hall, generous well-fitted kitchen/breakfast room, dual aspect sitting room with multi-fuel burning stove, dining room, garden room and a separate hot tub room, master bedroom with extensive range of fitted wardrobes, a large five-piece en-suite bathroom, three further bedrooms, a family bathroom, utility room and cloakroom.

Features include ample parking and generous double garage along with three separate gated entrances allowing for vehicular access all around the plot.

The property is double glazed throughout with oil fired central heating and a newly installed private sewage treatment plant.

The four acres of grounds offer almost unlimited potential, suitable for the keeping horses or having your own flock of sheep. There is the space to have the ultimate home allotment or market garden and the capacity to store boats/caravans/classic cars or even run a small caravan/camp site, subject to the necessary planning permission.

Offering space, privacy, flexibility and huge potential, this impressive well placed home must be seen to be fully appreciated.



ACCOMMODATION

Entrance Hall

Coved ceiling, two radiators leading into an inner hallway with two built in storage cupboards and an additional airing cupboard with hot water cylinder. Radiator, coved ceiling, access to loft space. Glazed double doors opening into rear porch.

Kitchen/Breakfast Room: 20'9" x 17'4"

Spacious dual aspect room with impressive far reaching views. Extensive range of wall and floor mounted storage units with double sink unit and drainer, plumbing for dishwasher, dual fuel Rangemaster with extractor hood, tiled splashbacks and fully tiled floor. Coved ceiling, downlighters and two radiators.

Utility Room: 17'4" x 7'5"

Range of wall and floor mounted storage units with Butler sink, plumbing for washing machine and space for tumble dryer. Radiator, tiled floor, coved ceiling, part glazed door to rear. Built in storage cupboard, door to garage.

Cloakroom

Low level w/c, vanity wash basin, window to rear.

Dining Room: 17'5" x 13'11"

Window to rear with uninterrupted, far reaching views. Radiator, coved ceiling.

Sitting Room: 20'10" x 19'11"

Dual aspect with bay window to front aspect and a picture window to rear with impressive views. Large exposed brick fireplace, housing a multifuel burning stove on a tiled hearth.

Two radiators, coved ceiling, UPVC fully glazed doors to:





Garden Room: 23'10" x 17'11"

An impressive spacious and versatile room of brick and UPVC sealed unit double glazing construction with two sets of French doors leading out into the garden. Tiled floor, skirting heaters, radiator, fitted blinds and ceiling fan, built in cupboard, part glazed door to:

Hot Tub Room

Second garden room of brick and UPVC sealed unit double glazed construction under a formal tiled roof, currently housing a large hot tub. Triple aspect with truly stunning views, radiator, tiled floor, French doors to rear, pine panelled ceiling.

Master Bedroom: 21'9" x 17'2"

Dual aspect with bay window to front aspect and window to side. Extensive range of fitted bedroom furniture, coved ceiling, radiator, door to:

En-Suite Bathroom: 10'11" x 10'3"

Impressive five-piece bathroom with bath, double shower enclosure, vanity wash basin, bidet and a low level w/c. Radiator, coved ceiling, fully tiled walls, extractor fan, window to front aspect, down lighters.

Bedroom 2: 17'3" x 12'0"

Window to side, vanity wash basin, coved ceiling, radiator.

Bedroom 3: 17'3" x 12'0"

Window to side, vanity wash basin, coved ceiling, radiator.

Bedroom 4: 17'10" x 9'8"

Window to side, radiator, range of fitted bedroom furniture, coved ceiling, vanity wash basin.





Bathroom: 9'8" x 7'5"

Corner bath with shower above, low level w/c, vanity wash basin, extractor fan, shaver point, coved ceiling, down lighters, radiator, fully tiled walls, window to side.

OUTSIDE

Electric double gates give access onto a substantial tarmac driveway which in turn leads to a **Double Garage: 21'2" x 20'1"** with power, light and electric up and over door.

The total plot extends to four acres, laid mainly to lawn, enclosed by established hedgerow borders and fencing. The plot offers three separate vehicular entrances, two onto the road to the front of the property and another to the side, leading onto Sandy Lane.

There is a large, open fronted barn/cart shed, a small timber built stable, large garden shed and a greenhouse.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity and water.

Private treatment plant drainage, fitted in 2022.

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.







APPROX GROSS INTERNAL FLOOR AREA 3293 SQ FT / 305.92 SQ M

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

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



WATERSIDE ESTATE AGENTS

Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400

Email: sales@watersideestateagents.com

www.watersideestateagents.com