



CROSSWINDS, PRIORY ROAD, ST OLAVES  
£695,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS







## CROSSWINDS, PRIORY ROAD, ST OLAVES, NORFOLK NR31 9HQ

- A spacious and incredibly versatile detached family home
- Garden extending to approximately one acre leading down to the banks of the River Waveney
- Private mooring dock measuring approximately 35ft x 15ft with an additional side on mooring of approximately 28ft
- 3 spacious reception rooms
- 29ft long kitchen breakfast room with large adjacent utility room
- Potential for a ground floor bedroom with en-suite facilities
- Detached double garage with shower room and work room - annexe potential
- Private balcony with impressive panoramic views

A spacious and incredibly versatile modern family home set in picturesque grounds extending to approximately one acre with stunning far reaching panoramic views as well as river frontage and a private mooring dock.

The generous and flexible accommodation consists of an entrance hall, reception hall, 24ft long dual aspect living room with impressive views and attractive open fire with marble surround. The fully fitted kitchen/breakfast room extends to over 29ft with surprisingly large utility room. A cloak lobby leads to a spacious study/office which together offer ground floor bedroom and en-suite possibilities. The accommodation continues with a spacious dining room and a cloakroom.

On the first floor there is a master bedroom that leads out onto a private balcony with an external staircase, with incredible far reaching views. There is a contemporary en-suite shower room with a walk through dressing area. There are three further double bedrooms with a generous five-piece family bathroom.

Other features include ample off road parking, a detached double garage with gardener's shower room and stairs up to a store room/workroom with clear potential to be adapted into a self-contained annexe/holiday let (subject to planning).

The long, mainly lawned plot extends for approximately one acre leading down to the banks of the River Waveney with breathtaking views and a private mooring dock measuring approximately 35ft x 14ft with an additional side on section extending to approximately 28ft.

A deceptively spacious family home with huge potential set in a glorious riverside location.

This property needs to be seen to be appreciated.



## ACCOMMODATION

### Entrance Porch

Part glazed front door, tiled floor, down lighters.

### Reception Hall

Staircase to first floor, two radiators, coved ceiling.

### Cloakroom

Low level w/c, wash basin, storage cupboard.

### Living Room: 24'3" x 13'4"

A light and spacious reception room with large bow window to front aspect and sliding patio doors to rear. Stunning open fireplace with feature marble surround. Coved ceiling, wall lights, two radiators.

### Dining Room: 14'8" x 12'6"

Bow window to rear with impressive far reaching views, radiator, coved ceiling.

### Kitchen/Breakfast Room: 29'7" x 11'10"

Extensive range of wall and floor mounted units with sink unit and drainer, space for a range style cooker plus built in double oven, hob and extractor hood. Island unit, breakfast bar, tiled floor, downlighters, two radiators, dual aspect with picturesque views.

### Utility Room: 12'0" x 10'10"

Range of storage units with sink unit and drainer. High angled ceiling with down lighters, tiled floor, window to front aspect and door to side. Radiator and oil fired central heating boiler.







## Cloaks Lobby

High ceiling with Velux window. Hanging space and fitted shelving leads to:

**Study: 13'2" x 13'0"**

Equally suitable as a home office/dining room, or a generous ground floor bedroom. High angled ceiling with Velux window. Window to front aspect, fitted shelving.

## FIRST FLOOR

### Landing

Double built in airing cupboard. Access to loft space.

**Master Bedroom: 13'6" x 12'8"**

French doors to rear, leading out onto a private balcony offering impressive panoramic views out over the grounds, the River Waveney and the marina and countryside beyond. The balcony also has an external staircase providing direct access down to the rear garden. Ceiling fan, radiator, coved ceiling.

### En-Suite Dressing Area

Leading to:

### En-Suite Shower Room

Large walk-in shower enclosure, wash basin, w/c, heated towel rail, radiator, windows to rear, extractor fan, window to rear.

**Bedroom 2: 13'5" x 10'8"**

Window to rear with far reaching views. Coved ceiling, radiator.





**Bedroom 3: 12'5" x 9'5"**

Window to front aspect, radiator, coved ceiling.

**Bedroom 4: 9'4" x 9'1"**

Window to front aspect, radiator, coved ceiling.

### **Family Bathroom**

Large shower enclosure,  $\frac{3}{4}$  size corner bath, low level w/c, wash basin, heated towel rail, coved ceiling, window to front aspect.

## **OUTSIDE**

The property is approached via a brick weave driveway that provides private parking for several cars. This in turn leads to a

**Detached Double Garage: 19'3" x 17'4"**

Electric up and over door with power and light. Gardener's shower room with w/c, wash basin and shower enclosure.

Staircase up to:

**Workroom/Store Room/Games Room: 19'3" x 11'0"**

With two Velux windows and two wall mounted electric heaters. Needs decorating but along with the rest of the garage offers great potential to be converted into a self-contained annexe/holiday let (subject to planning).

### **Gardens and Grounds**

Gated access leads to the rear with a large tiered patio area with staircase to balcony and master bedroom.



Outside tap and lighting and generous timber shed.

The long plot is mainly laid to lawn and in total extends to approximately one acre enclosed by hedgerow borders leading down to the River Waveney. Raised beds and a second shed.

### PRIVATE MOORINGS

At the water's edge there is a private mooring dock measuring approximately 35ft x 14ft with an additional side on section extending to around 28ft.

Direct access out onto the entire Norfolk Broads network.

### LOCATION

St Olaves is a well regarded village set on the River Waveney located between Norwich and Great Yarmouth. Local facilities include several boatyards, a riverside pub - The Bell Inn, a nearby restaurant - Priory Farm, and public transport links with a bus service to Beccles and Great Yarmouth, and rail links to Lowestoft and Norwich via the nearby station at Haddiscoe.

### ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water, drainage, oil fired central heating

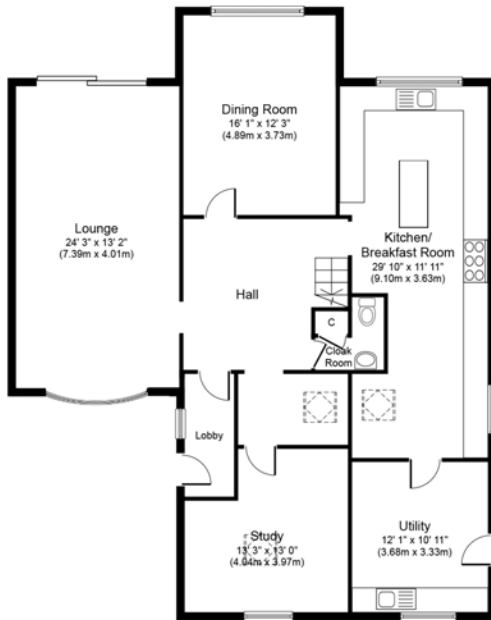
Priory Road is privately owned by the residents with regular contributions to maintenance expected.

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.

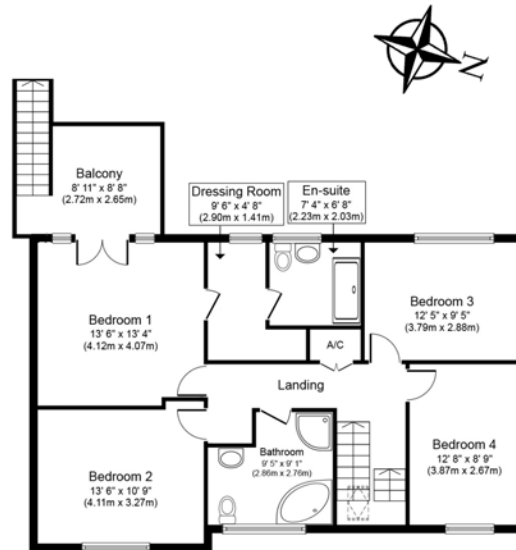
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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

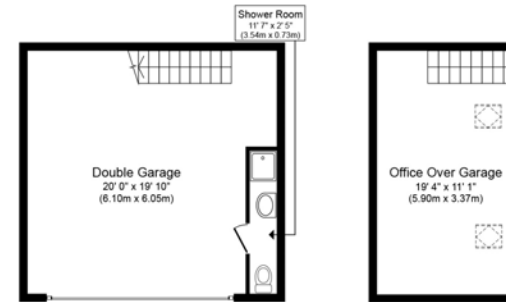




**Ground Floor**  
**Approximate Floor Area**  
**1,440 sq.ft.**  
**(133.8 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**898 sq.ft.**  
**(83.4 sq.m.)**



**Garage Ground Floor**  
**Approximate Floor Area**  
**391 sq.ft.**  
**(36.3 sq.m.)**

**Garage First Floor**  
**Approximate Floor Area**  
**217 sq.ft.**  
**(20.1 sq.m.)**



Not shown in actual location/orientation

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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