



MILL ROAD, STOKESBY  
OFFERS OVER £625,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS













## MILL ROAD, STOKESBY, NORFOLK NR29 3EY

- A detached riverside home with versatile accommodation
- 5 bedroom and 3 bath/shower rooms
- First floor living room with balcony and wood burner
- South west facing gardens
- Private 42ft long mooring plot
- Double garage and ample parking
- Quiet and convenient village location
- Uninterrupted views

A well proportioned riverside residence with flexible accommodation, generous south west facing gardens, a newly quay headed 42ft mooring and impressive unspoilt views.

Set on the banks of the River Bure within the highly regarded village of Stokesby, offering a peaceful and picturesque location combined with the convenience of excellent access to both the A47 and the railway station at Acle.

Built circa 1990 of brick/block construction under a tiled roof, the property offers incredibly versatile accommodation that consists of a spacious entrance hall, a 22ft long kitchen/breakfast room, an impressive first floor living room with wood burner and balcony with beautiful views out over the river. There is a sitting room/dining room, utility room, master bedroom with a modern four-piece en-suite bathroom, four further bedrooms, family bathroom with whirlpool bath, separate shower room and a south west facing conservatory looking out over the garden.

Features include ample off road parking and a double garage. Full double glazing, oil central heating, a south west facing garden extending for approximately 130ft and a private mooring plot with quay heading replaced in 2021, which provides a side on berth extending to approximately 42ft.

A waterside home with huge potential in a rarely available location. Available with no onward chain.

### ACCOMMODATION

**Spacious Entrance Hall: 13'7" x 13'9" (12'5" min)**

Fully glazed front door with full length glazed panels either side. Radiator, under stair cupboard, built in cloaks cupboard, coved ceiling. Open plan to:







**Sitting Room/Dining Room: 13'5" x 11'3" (12'7")**

French doors to rear with full length picture windows looking out over the garden. Radiator, coved ceiling wall light points.

**Kitchen/Breakfast Room: 22'0" x 11'4"**

Full range of wall and floor mounted units with 1½ sink unit and drainer, one built in double oven plus a separate built in single oven with hob and extractor hood. Plumbing for dishwasher. Tiled floor, radiator, coved ceiling. French doors to conservatory, door to side.

**Utility Room: 9'10" x 8'9"**

Sink unit and drainer, fitted units, oil fired central heating boiler, window to side, tiled floor, coved ceiling, door to garage.

**Conservatory: 13'10" x 13'10"**

Of brick and UPVC sealed unit double glazed construction. French doors to rear, tiled floor and great views out over the garden.

**Bedroom 2: 13'2" x 8'7"**

Window to front aspect, radiator, coved ceiling.

**Family Bathroom**

Whirlpool corner bath with shower attachment, w/c, bidet, wash basin, heated towel rail, radiator, fully tiled walls, shaver point, extractor fan, coved ceiling, window to side.

**Bedroom 3: 11'7" x 11'5"**

French doors to rear, coved ceiling, radiator.







## FIRST FLOOR

### Galleried Landing

Light and spacious with picture windows to front aspect, radiator, coved ceiling, built in airing cupboard, loft access with ladder.

### Living Room: 19'1" (17'2" min) x 13'7"

French doors out onto a south west facing balcony with impressive open views out towards the River Bure. Wood burning stove set into a inglenook fireplace with a pamment tiled hearth. Radiator, coved ceiling and wall lights.

### Master Bedroom: 15'11" x 11'5"

Window to rear with impressive views, radiator, coved ceiling.

### En-Suite Bathroom

Contemporary suite with a panelled bath, large shower enclosure, vanity wash basin and w/c. Fully tiled walls, radiator, coved ceiling, extractor fan, window to front aspect.

### Bedroom 4: 10'7" x 9'8"

Window to rear with open views. Range of fitted furniture. Radiator, coved ceiling.

### Bedroom 5/Study: 11'8" x 6'5"

Dual aspect, radiator.

### Shower Room

Shower enclosure, w/c, wash basin, radiator, window to side.









## OUTSIDE

The property is approached via a gravel driveway which provides parking for multiple vehicles. This leads to a double garage with power, light and two double doors. There is a lawned front garden enclosed by mature hedging.

The south west facing rear garden extends to another 130ft is mainly laid to lawn with a variety of mature trees, shrubs and flowering borders. Two footbridges provide access across two small dykes, home to reed beds, lilies and a host of bird life.

Leading out from the house there is a raised sun deck and covered seating area both providing excellent vantage points to sit and enjoy the view.

Between the garden and the mooring plot is the raised flood bank and running along the top of the bank is a public footpath which follows the River Bure, leading to Acle Bridge.

## MOORING PLOT

On the other side of the pathway is a private mooring plot which is approximately 50ft long with a raised timber boardwalk. Leading down to the quay headed mooring which provides a private side on berth measuring approximately 42ft. The quay heading and boardwalk were replaced in 2021.

A fantastic facility ideal for boaters and fishermen alike with stunning views out over the River Bure.

## ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage.

Oil fired central heating.

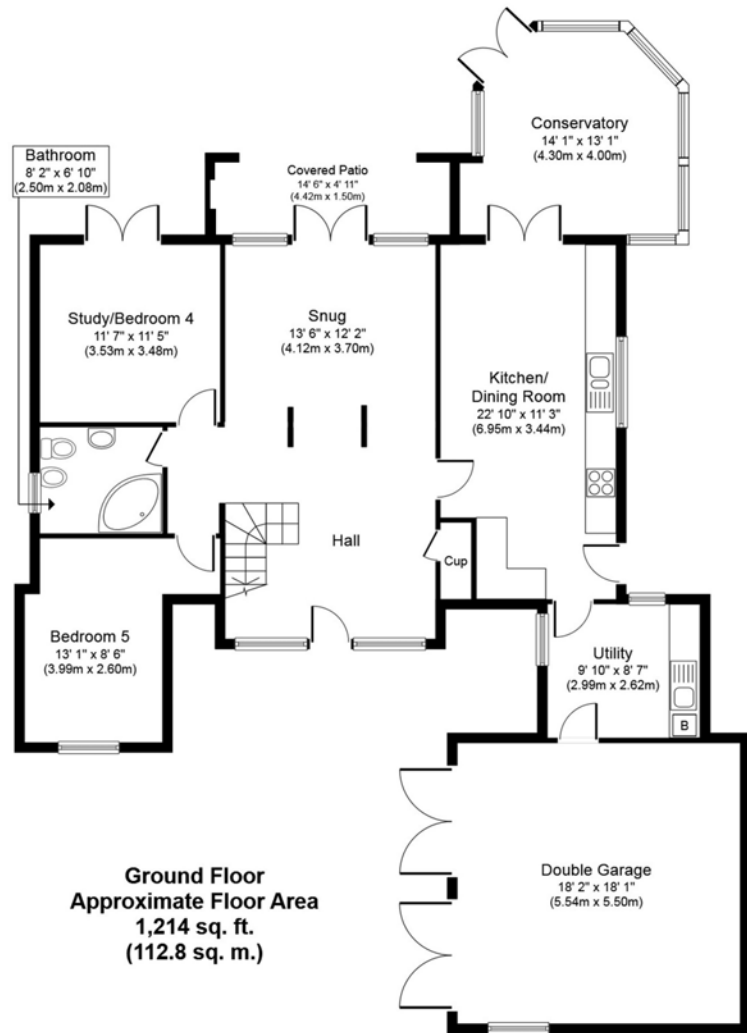
New boiler installed in 2023.



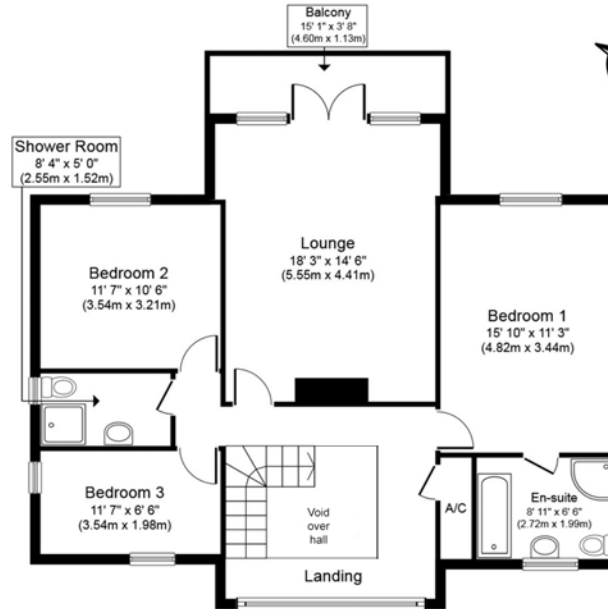








**Ground Floor**  
**Approximate Floor Area**  
**1,214 sq. ft.**  
**(112.8 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**949 sq. ft.**  
**(88.2 sq. m.)**

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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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.





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