



BROAD ROAD, RANWORTH  
£595,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS





## BROAD ROAD, RANWORTH, NORFOLK NR13 6HS

- Sought after location looking out over Malthouse Broad
- Versatile accommodation
- Generous plot with extensive off road parking
- Planning permission for a significant two storey extension
- Woodburner, air source heat pump, under floor heating throughout the ground floor
- 2/3 bedrooms, 2 bathroom/shower rooms

Offering a location that is highly sought after and rarely available, this beautifully presented detached home provides a quiet and picturesque setting looking out over Malthouse Broad and backing on to open fields with breathtaking views of St Helen's Church.

Much improved by the current owners, this well proportioned Broadland residence offers flexible accommodation that consists of an entrance hall, dual aspect living room, contemporary high gloss kitchen, bedroom 3 is equally suitable as a dining room or study and there is a ground floor shower room.

The first floor offers a generous dual aspect master bedroom with fitted furniture and impressive views. Bedroom 2 is a twin room with a Velux window looking out over the parish church; both are served by a contemporary, well finished bathroom.

Features include an air source heat pump, inset woodburner and some under floor heating.

The generous plot provides extensive private off road parking allowing for multiple vehicles including motorhomes and/or boats, but it also offers potential and space for further development with planning permission applied for, for a significant two storey extension.

Ranworth itself is an attractive and peaceful Broadland village with a church, tea room, shop and pub all set within a national nature reserve with scenic waters and a Norfolk Wildlife Trust Information Centre.

### ACCOMMODATION

#### Entrance Hall

Staircase to first floor, under stair storage cupboard, built in cupboard. Wooden flooring.



**Living Room: 14'11" x 11'5"**

Dual aspect reception room with inset woodburner, wooden flooring, electric blinds.

**Bedroom 3/Dining Room: 11'10" x 9'4"**

Front aspect with electric blind, wooden floor.

**Kitchen: 14'3" x 7'5"**

Full range of contemporary high gloss units with sink unit and drainer, built in oven, hob and extractor fan, plumbing for dishwasher, wooden floor, down lighting, windows to side and rear with views out over open fields and the parish church. Part glazed door to rear.

**Shower Room: 6'9" x 5'6"**

Shower enclosure, vanity wash basin, wall hung w/c, heated towel rail, extractor fan, wooden floor. Fully tiled walls.

**FIRST FLOOR**

**Landing**

Window with far reaching views and electric blind. Down lighters.

**Master Bedroom: 14'11" x 10'0"**

Dual aspect with views out over Malthouse Broad. Fitted wardrobes with dressing table and shelving, down lighters, radiator, wooden floor, down lighters, electric blinds.

**Bedroom 2: 14'2" x 8'10"**

Velux window to rear with fitted blind and view out towards St Helen's Church. Down lighters, loft hatch, fitted double wardrobe and drawers. Radiator.





### Bathroom: 6'9" x 5'5"

Bath with fitted shower and screen, vanity wash basin, low level w/c. Fully tiled walls, radiator, window to side, extractor fan.

### OUTSIDE

Twin five bar gates give access onto a private driveway that opens out onto a generous gravelled parking area providing ample space for multiple vehicles including boats and/or motorhome/caravans.

The substantial front garden is laid mainly to lawn, edged by railway sleepers with extensive exterior lighting enclosed by fencing and mature hedging.

Gated access leads to the rear garden with two large patio areas and a split level lawn, log store and two sheds. Outside power, water and lighting. Electric car charging point and an impressive wood fired hot tub (available by separate negotiation).

### PLANNING PERMISSION

The seller has recently obtained planning permission for a sizeable two storey extension that wraps around the existing dwelling and creates an impressive dramatically enlarged family residence that utilises the generous and scenic plot to the full.

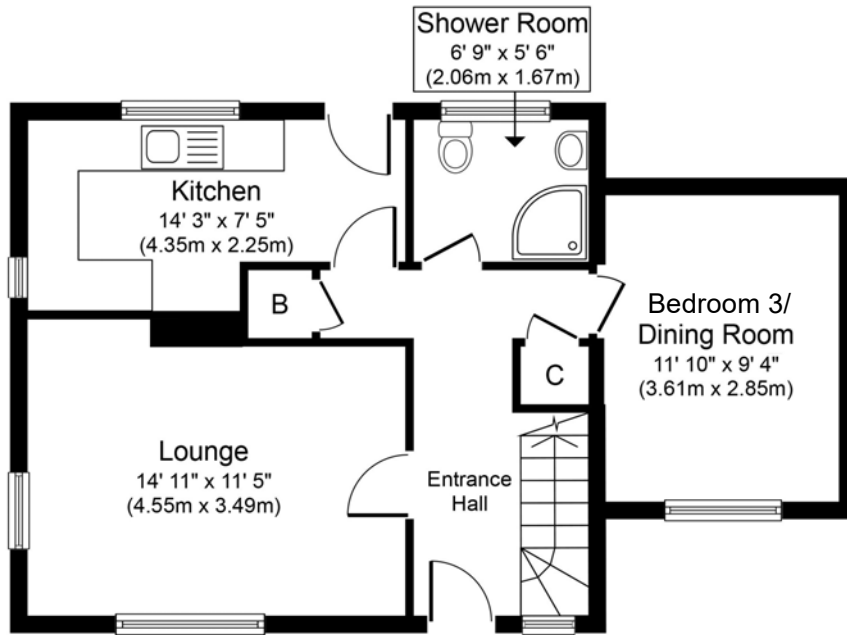
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

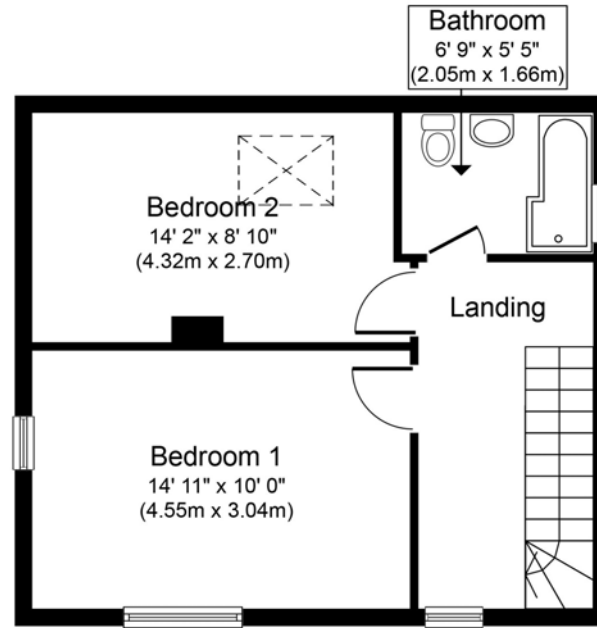
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







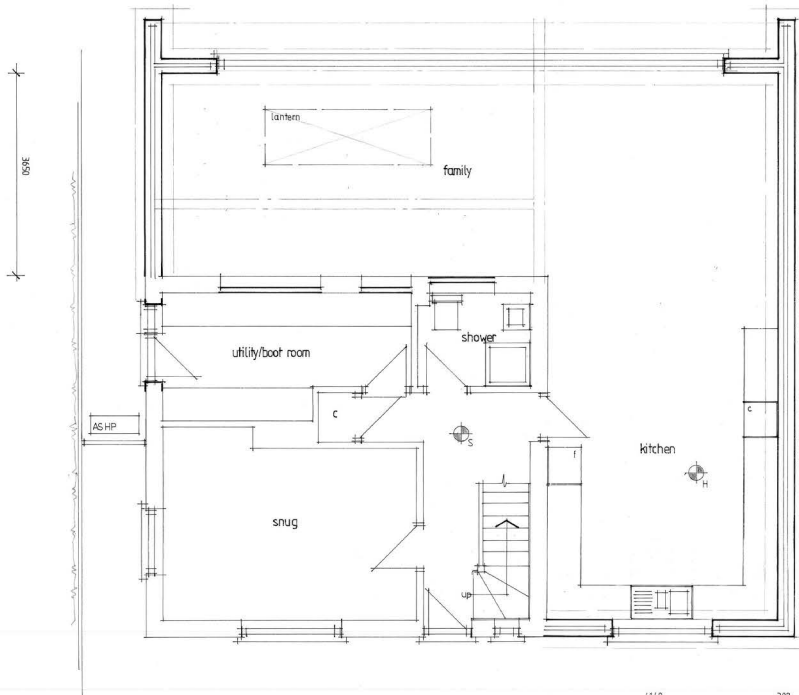
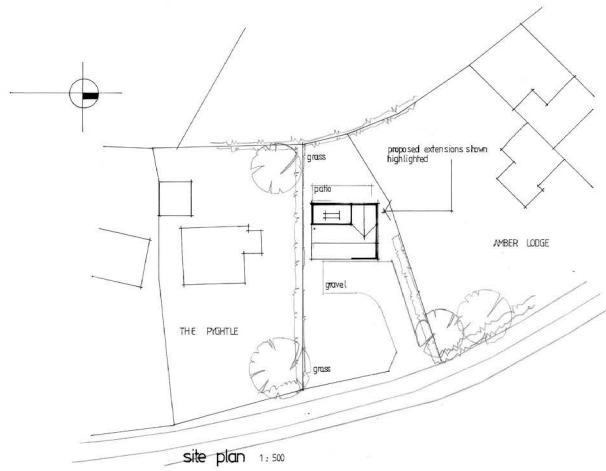
**Ground Floor**  
Approximate Floor Area  
530 sq. ft.  
(49.2 sq. m.)



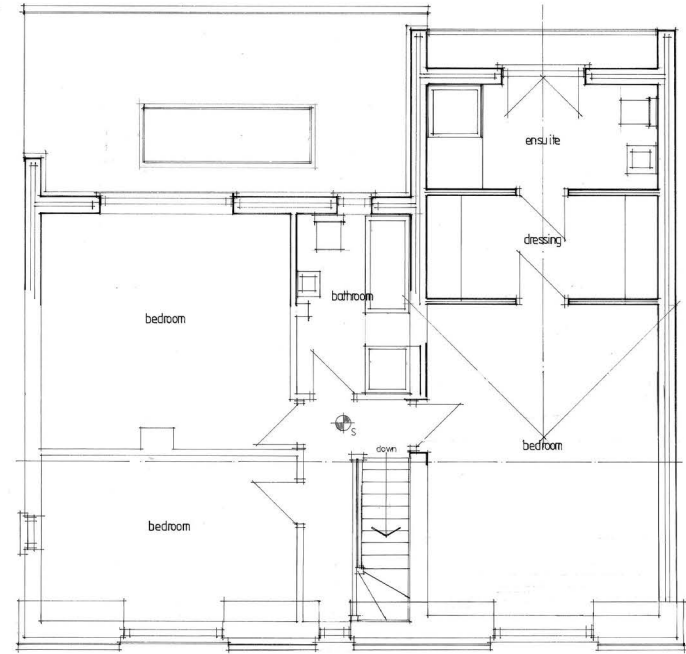
**First Floor**  
Approximate Floor Area  
416 sq. ft.  
(38.6 sq. m.)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

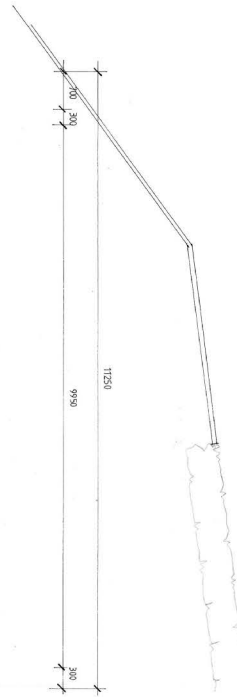
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	100	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp;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

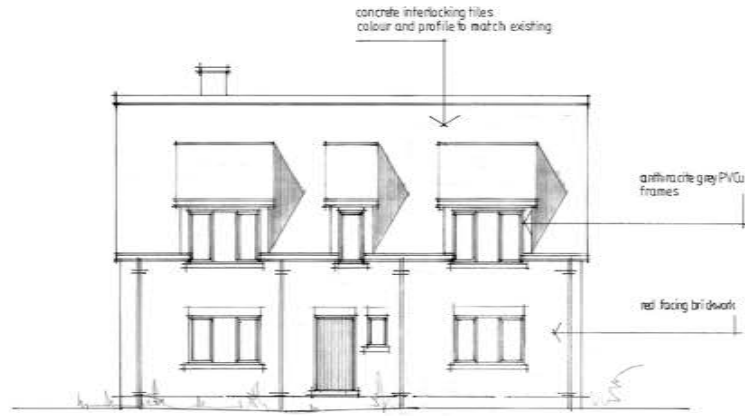


ground floor plan

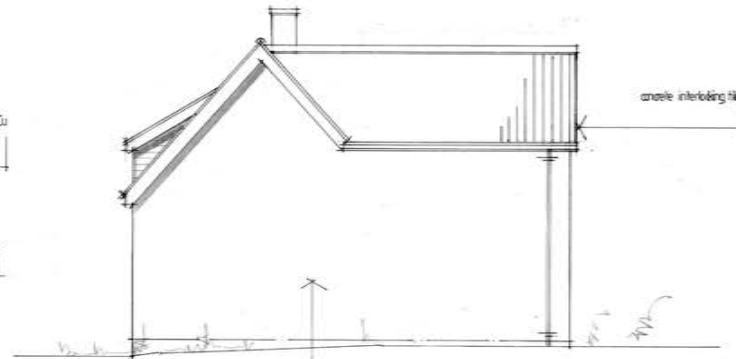


first floor plan

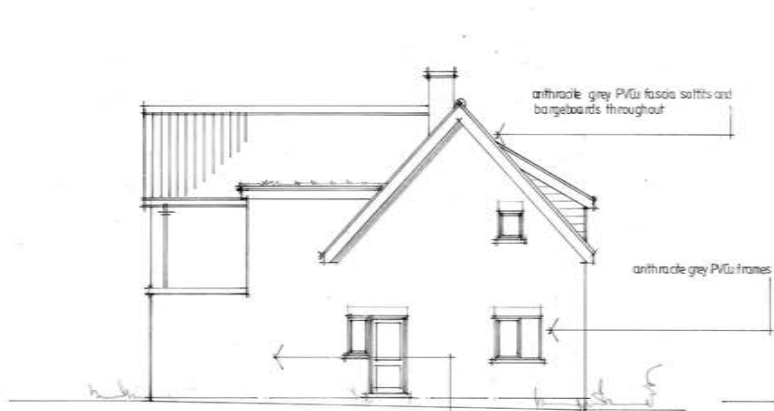




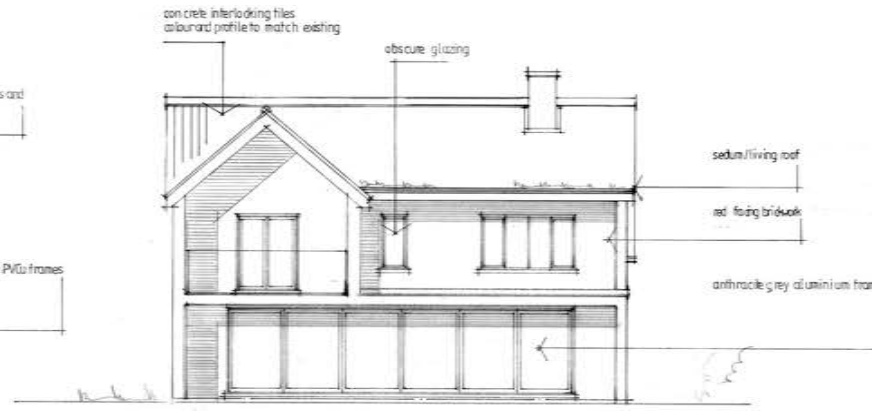
front elevation



side elevation



side elevation



rear elevation



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