



**Wash Lane, Wacton, Norwich, NR15 2UJ**

**Guide Price £425,000-£450,000**



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# Property Features

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- 4 bedrooms
- 2 bathrooms
- Replacement oil boiler
- Replacement windows
- Corner plot approx. 1/4 acre
- Rural views
- Parking for 6 cars
- Council Tax Band C
- Freehold
- Energy Efficiency Rating TBC.

## Full Description

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Set back from the road upon an elevated position the property enjoys a pleasing situation surrounded by fields to the side and rear aspects. The village of Wacton has proved to have been a popular and sought after village over the years, still retaining a strong and active local community and having the benefit of a local village hall. A further more extensive/diverse range of many day to day amenities and facilities can be found just three miles to the east within the village of Long Stratton. Norwich is also within easy reach lying only thirteen miles to the north whilst the historic market town of Diss with a mainline railway station is found just twelve miles to the south.

The property comprises of a four bedroom detached bungalow having been built in the 1970's and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof. Ontario has undergone a significant programme of works during the current owners occupation and now offers spacious and stylish accommodation throughout. The upgrades include a new central heating system and the installation of a woodburner, new windows, doors and fascias, rewiring and landscaping of the gardens.

Externally the property is approached via a hard standing driveway leading to a parking area for upto six cars. To the front the gardens enjoy an elevated position over the lane and are predominately laid to lawn. To the rear the gardens are of a generous size and enjoy a pleasing outlook off the rear boundaries onto open paddock land giving far reaching views.



## **PORCH**

A newly built porch with tiled floor gives a useful area for coat hooks and boot storage and a fully glazed door gives access to:-

## **HALLWAY**

With replacement wood effect flooring, door to airing cupboard, door to cupboard housing the replacement boiler and doors to all other rooms.

## **LOUNGE/DINER**

Lovely light and airy room with triple aspect windows, feature fireplace with woodburner and York stone brick surround, serving hatch to kitchen, ample space for dining table and chairs and French doors giving access to the rear garden.

## **KITCHEN**

Fitted with a comprehensive range of solid beech wall and base units with granite work surfaces over, John Lewis integral appliances to include washing machine, slimline dishwasher, fridge/freezer, single oven and separate microwave oven, door to pantry with shelving, door to rear garden.

## **MASTER BEDROOM**

Formerly the integral garage this conversion now offers a spacious double bedroom with built-in double wardrobes and en-suite facilities.

## **ENSUITE**

Three piece suite comprising of walk-in double shower cubicle, hand wash basin set upon a vanity unit, low level WC, heated towel rail and rear aspect frosted window.

## **BEDROOM TWO**

Formerly the master bedroom and being another excellent sized double bedroom.

## **BEDROOM THREE**

Another double bedroom with views over the rear garden.

## **BEDROOM FOUR**

Currently being used as an office and found to the front of the property.

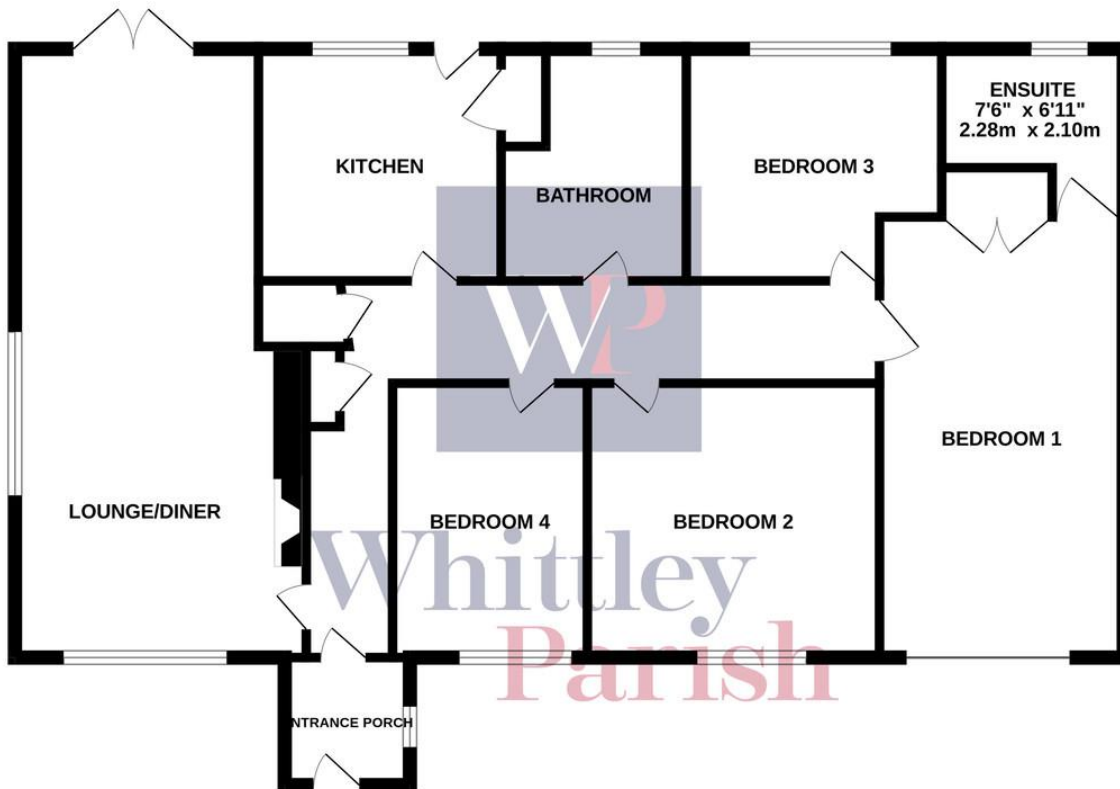
## **FAMILY BATHROOM**

A stylish three piece suite in white comprising of a p-shaped bath with matching shower screen and electric shower within, twin hand wash basins set upon a double vanity unit, low level WC, heated towel rail and rear aspect frosted window.

**OUR REF: LO962**



GROUND FLOOR  
1155 sq.ft. (107.3 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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