

## 7 Beech Drive, Strumpshaw - NR13 4AF

£650,000 Freehold

\*Guide Price £650,000 - £675,000\* Unique Property Boasting Original Features with Modern Touches Throughout. This exceptional property offers a blend of traditional charm and contemporary comfort. The open-plan living area, featuring original limestone flooring and exposed beams.

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:



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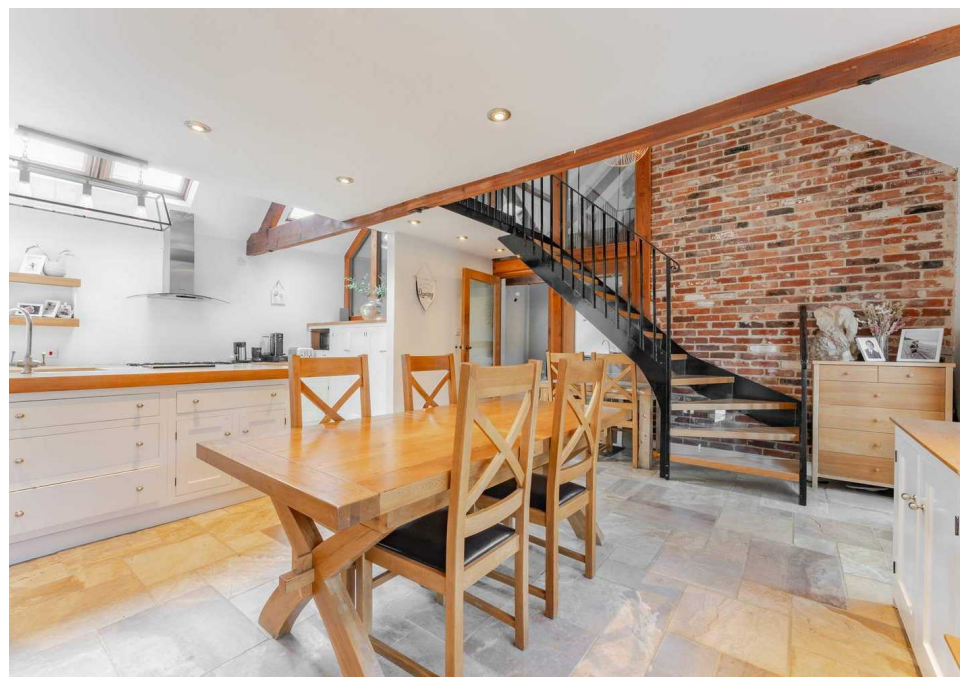


## THE LOCATION

Situated in Strumpshaw, a quaint village renowned for its natural beauty and historic landmarks, this property offers a peaceful setting in the heart of the Norfolk countryside. Surrounded by the Norfolk Broads, it provides ample opportunities for boating, fishing, and birdwatching. The nearby RSPB Strumpshaw Fen Nature Reserve attracts bird enthusiasts with its diverse avian population. The



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## BEECH DRIVE

Stepping inside, you are immediately struck by the impressive open-plan kitchen and dining area, thoughtfully designed to showcase the property's original features. Limestone flooring, exposed beams and a brick feature wall create a backdrop for entertaining guests or enjoying every-day family meals. The adjoining sitting room invites relaxation with its vaulted ceiling, warming log burner, and attractive wood flooring.

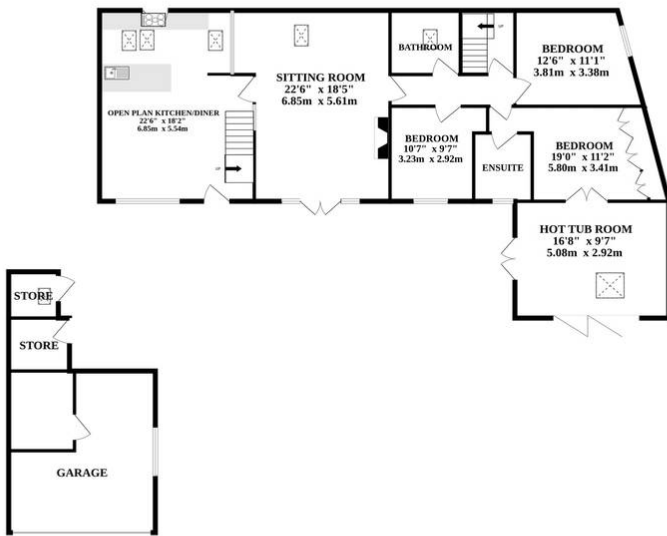
The ground floor of the property hosts three generously proportioned bedrooms, each tastefully appointed to provide a relaxing environment. The master suite stands out with its en suite shower room and direct access to a garden room via bi-fold doors, offering a touch of luxury and seclusion. A versatile mezzanine level adds another dimension to the living space, providing endless possibilities for customisation to suit your lifestyle.

Ascending to the upper level, the second principal bedroom awaits, boasting an en suite bathroom and an abundance of natural light streaming in through Velux windows.

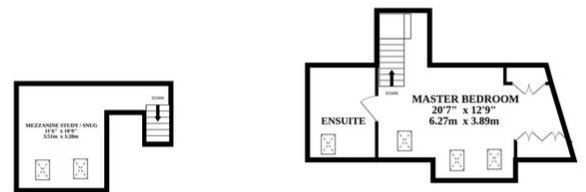
Stepping outside, the secluded walled garden beckons with its mature shrubs, well-manicured lawn, and an inviting patio seating



GROUND FLOOR



1ST FLOOR



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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