



Black Carr, Besthorpe

Asking Price of
£865,000

4



3



5+



- Executive style four/five bedroom detached family home
- Idyllic countryside setting occupying a plot of approximately 1 acre stms
- Stylish open plan kitchen/breakfast room
- Three further versatile reception rooms
- Impressive principle bedroom with ensuite, dressing room and balcony
- Additional 1 acre piece of land stms available to rent if required
- Extended by the current vendor and finished to a high standard throughout
- Ample off-road parking with detached two-bay cart lodge
- Landscaped gardens with two terrace areas perfect for entertaining



Property Description

Moneyproperties are delighted to be marketing this executive style four/five bedroom detached family home occupying a generous plot of approximately 1-acre stms. Set in a picturesque countryside setting, within ease of access to the market towns of Wymondham and Attleborough, this fantastic home has undergone a two-storey extension by the current vendor and finished to a high standard throughout. Within the extension is the stylish 37ft open plan kitchen/reception room complete with a wood burning stove and bi-fold doors opening out to the lawn-laid gardens.

This substantial home benefits from an impressive entrance hall, three further versatile reception rooms, separate utility, and downstairs cloakroom. Upstairs the property boasts an impressive principal bedroom with a stylish ensuite and dressing room along with a balcony area perfect for relaxing. The first floor also provides three further double bedrooms with an ensuite to the guest room and a well-equipped family bathroom. You will also find a separate study that could provide a fifth bedroom depending on requirements.

To the outside the property enjoys generous landscaped gardens, detached two-bay cart lodge with storage section and a covered wood store. There is also ample off-road parking inside the gated entrance and an additional 1-acre of land stms currently being rented. If you like entertaining you will find two terraces that are ideal for hosting during the long summer evenings.

Agents Notes -

We understand the property will be sold Freehold, connected to all mains services with oil central heating and septic tank. We have been made aware that the property is of cavity wall construction and the broadband is Ultrafast Full Fibre and has good mobile signal/coverage.

Phone service can be checked at [HTTP://CHECKER.OFCOM.ORG.UK/](http://CHECKER.OFCOM.ORG.UK/)

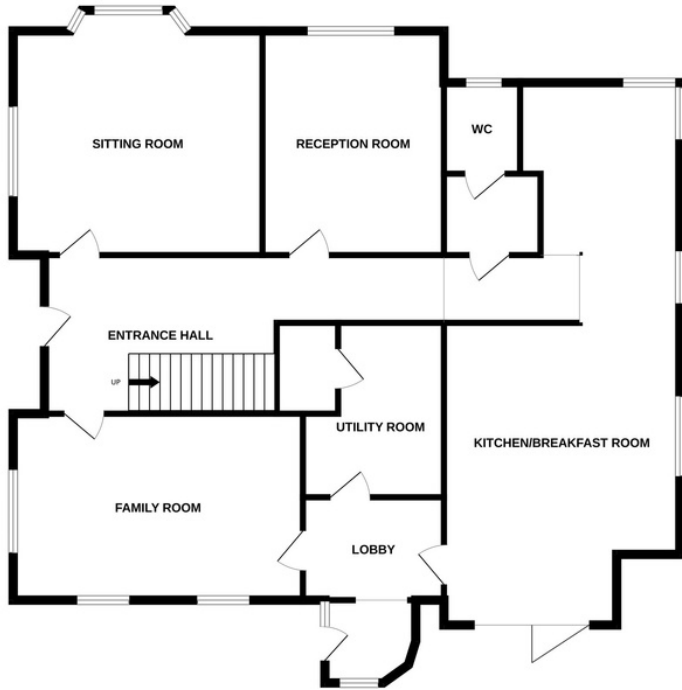
The flood risk is low from sea, rivers, and high risk for surface water flooding and can be checked at [HTTP://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK](http://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK)

Council tax band - E, EPC - D, Freehold

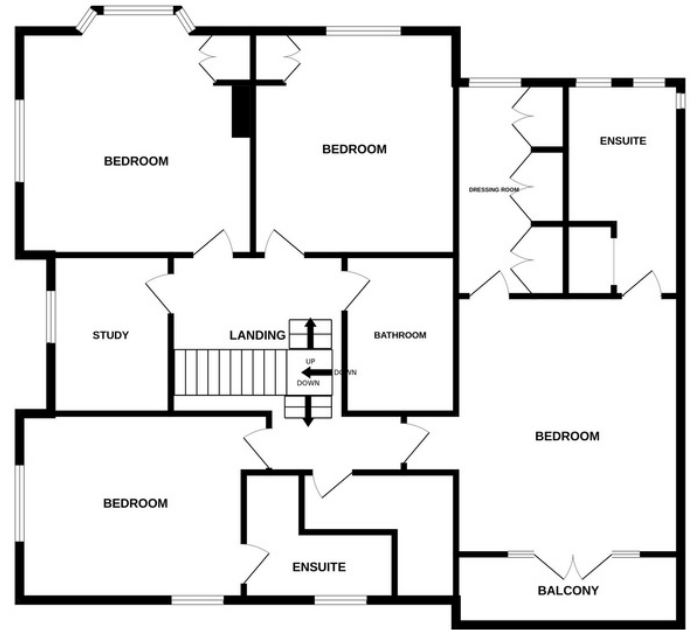


Floorplan and Room Measurements

GROUND FLOOR



FIRST FLOOR



- ENTRANCE HALL - 4.39M X 3.02M (14'5" X 9'11")
- SITTING ROOM - 4.85M X 4.09M (15'11" X 13'5")
- RECEPTION ROOM - 3.94M X 3.63M (12'11" X 11'11")
- FAMILY ROOM - 5.54M X 3.58M (18'2" X 11'9")
- KITCHEN/BREAKFAST ROOM - 11.43M X 6.86M (37'6" X 22'6")
- UTILITY ROOM - 3.35M X 3.18M (11'0" X 10'5")
- BEDROOM ONE - 4.98M X 4.29M (16'4" X 14'1") COMPLETE WITH A STYLISH ENSUITE AND DRESSING ROOM.
- BEDROOM TWO - 4.8M X 3.58M (15'9" X 11'9") COMPLETE WITH ENSUITE
- BEDROOM THREE - 4.5M X 4.32M (14'9" X 14'2")
- BEDROOM FOUR - 3.94M X 3.61M (12'11" X 11'10")
- BEDROOM/STUDY - 3.05M X 2.31M (10'0" X 7'7")

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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