



Hargham Road, Old Buckenham, Attleborough, NR17 1NX
Guide Price £585,000



Offered with NO ONWARD CHAIN, this beautifully renovated detached house boasts 2137 sq ft of contemporary accommodation and occupies a fantastic plot of approximately 1/3 acre with far reaching field views.

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Key Features

- Four bedroom detached cottage
- Beautifully renovated
- Stylish interior
- Approx 1/3 acre plot
- Countryside views
- Approx 2137 sq ft
- Council Tax Band D
- Freehold
- Energy Efficiency Rating D.

SITUATION

Old Buckenham is a traditional rural village offering a fantastic variety of local amenities. There is a well stocked village shop and post office and a choice of the Ox & Plough publichouse or The Gamekeeper for a lovely meal or to enjoy some drinks in their outdoor gardens. Old Buckenham is home to one of the largest village greens in England. It extends to approximately forty-five acres and incorporates around seven acres of mixed woodland making it an ideal place to take a long stroll or walk your four legged friends. For those with families, the village offers both primary and secondary schooling along with a large children's play park positioned on the green. Located a short distance away is Old Buckenham Country Park which is a popular attraction for those wishing to enjoy the peace and tranquillity of the Norfolk countryside and get in touch with nature and wildlife. There is a licensed café on site and at weekends you can enjoy delicious street food. The park also offers holiday lodges, glamping and camping along with a children's play park and cycle hire making it ideal for a family day out or a longer stay. With so much to enjoy on your doorstep, this home truly is a wonderful place to live.

DESCRIPTION

Whittle Parish are delighted to offer to the market this stunning four bedroom detached house occupying a large plot of approximately 1/3 acre and enjoying a rural location with far reaching countryside views. Dating back to the 1830's, Orchard House has been extended over recent years to now offer a substantial family home. The property has been beautifully renovated to provide stylish contemporary living whilst still retaining its character and charm with many exposed beams and two inglenook fireplaces. The property benefits from double glazed windows and doors, oil fired central heating via radiators and the installation of an MVHR ventilation system. From every window you can enjoy fabulous views over farmland making this home a perfect example of idyllic country living.

EXTERNALLY

The property is located a short distance from the centre of the village and is set well back from the road with 5 bar wooden gate leading to the driveway. The shingled driveway allows parking for several vehicles in front of a detached double garage which has electric roller doors, power and light. The garden extends to approximately 1/3 acre and is mainly laid to lawn with a variety of mature trees and hedges and backs onto open farmland.

The accommodation is as follows:

ENTRANCE HALL

As you step into the property you are greeted by a large entrance hall with doors to cupboard space which houses the MVHR Ventilation system and stairs leading to the first floor. The hallway then leads to:

SITTING ROOM

A well proportioned room with dual aspect windows flooding the room with plenty of natural light. Exposed beam and feature inglenook fireplace with wood burning stove set within giving this room a delightful warm and cosy feel.

DINING ROOM/FAMILY ROOM

A spacious reception room with feature inglenook fireplace and exposed beams. This room could be used as a dining room or family room and has a lovely open plan feel whilst still remaining quite separate from the kitchen/breakfast room. Dual aspect windows with views to the rear garden.



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KITCHEN/BREAKFAST ROOM

Stylish fitted kitchen with shaker style units and solid Maple worktops over, Carrara Marble tiled splash backs, integrated dishwasher, eye level Rangemaster double oven, Rangemaster induction hob and Rangemaster single drainer ceramic sink with stainless steel mixer tap with pull out spray spout. Space for American fridge freezer and centre island with breakfast bar. Dual aspect windows and sliding patio doors giving access and views to the rear garden and fields beyond.

STUDY

A light and airy room ideal for those needing a space to work from home. Side aspect window.

CLOAKROOM

Two piece suite in white comprising of W/C and hand wash basin. Side aspect window.

UTILITY ROOM

Base units with worktops over, space and plumbing for washing machine and tumble dryer, oil fired central heating combi boiler and circular side aspect window.

LANDING

Split staircase giving access to all bedrooms and family bathroom.

PRINCIPAL BEDROOM

A large double bedroom with side and rear aspect windows flooding the room with light and giving fabulous views over farmland. Door to:

ENSUITE

Tiled shower area with rain shower head and separate hand set, glass shower screen, hand wash basin in white set upon vanity unit, W/C in white, heated towel rail and Velux window.

BEDROOM TWO

Large double room with exposed beams, dual side aspect windows either side of the chimney breast.

BEDROOM THREE

Double room with exposed beams, chimney breast and dual aspect windows.

BEDROOM FOUR

Double room with storage space over the stairs and dual aspect windows.

BATHROOM

Three piece suite in white comprising of P shaped bath with curved shower screen, rain shower head and separate hand set, W/C, two hand wash basins set upon vanity units, heated towel rail, part tiled walls and Velux window.

SERVICES

The property benefits from oil fired central heating and has private drainage.

OUR REF: AT004



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 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Approximate total area⁽¹⁾ 2137.56 ft²</p> <p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>
 <p>Floor 0 Building 2</p>		

