



Clare House, Norwich Road, Colton, NR9 5BY

£600,000 Freehold





Key Features

- Sought-After Location: Quiet village setting near the A47 and A11.
- Spacious Living: Approximately 1,563 square feet of accommodation.
- Four Bedrooms: Well-proportioned rooms, most with built-in wardrobes.
- Three Reception Rooms: Includes a 21ft living room, formal dining room, and study.
- Kitchen: 21ft kitchen/diner featuring quartz work surfaces.
- Utility: Practical space with garden access and wc.
- 0.45 of an Acre Plot (stms): Expansive private grounds with a large lawn and pergola.
- Double Garage & Driveway: Ample parking; garage currently partitioned in middle.
- Secluded Setting: Tucked away off a quiet, picturesque lane.

The property...

This impressive detached family home is situated in a sought-after, quiet village, offering the perfect balance of rural peace and modern convenience. Ideally located for easy access to the A47, A11, Norfolk and Norwich University Hospital and Norwich city centre, the property is tucked away down a picturesque lane. Set back behind a long driveway, the setting is incredibly private having the sound of birdsong instead of noise of any traffic.

The home offers generously sized accommodation throughout. The ground floor serves as the heart of the home, featuring a 21ft kitchen/diner finished with elegant quartz work surfaces and plenty of cupboards. This space is supported by a large utility room with garden access and a guest wc. The living space continues with a 21ft lounge featuring a wood-burning stove, a formal dining room with French doors to the garden and a dedicated study. Upstairs, the landing leads to four well-proportioned bedrooms, three of which include built-in wardrobes. The principal bedroom benefits from a private en-suite shower room, complemented by a modern family bathroom. The property is double-glazed throughout and serviced by oil-fired central heating.

Outside

The property sits on a stunning 0.45 of an acre plot (stms). To the front, a long gravel driveway leads to an extensive parking area and double garage (one half is currently utilized as an outbuilding but can easily be reinstated).

The rear garden is a true highlight, offering a lush outlook of mature greenery, a sprawling lawn, a patio for entertaining and a charming pergola.

Room specifications...

Hall

Entrance door to front aspect, wooden flooring, under stairs cupboard, separate storage cupboard.

Kitchen/Diner

Fitted wall and base units, quartz work surfaces, inset sink with flexible tap, space for electric oven, stainless steel extractor and plumbing for American-style fridge freezer and dishwasher.

Utility

Roof window and door to garden, stainless steel sink/diner and plumbing for washing machine and tumble dryer.

WC

Wash hand basin, wc, storage and oil fired boiler.

Dining Room

French doors to garden and wooden flooring.

Study

Practical workspace with double glazed window and wooden flooring.



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Living Room

Dual aspect with French doors to garden, inset fireplace with marble-effect hearth and wood-burning stove.

Bedroom One

Full width built-in wardrobes with sliding doors and en-suite shower room.

En-Suite Shower Room

Double glazed window, shower cubicle, wall mounted shower hose, glazed screen, tiled splash backs, wash hand basin, wc, tiled flooring and towel rail.

Bedrooms Two, Three & Four

Well-sized rooms, bedrooms three and four include built-in wardrobes.

Family Bathroom

Double glazed window, bath with electric shower over, glazed screen, tiled splash backs, wash hand basin, wc, tiled floor and towel rail.

Outside

The property is accessed via a long gravel driveway with lawned garden featuring a selection of greenery, trees and shrubbery, leading to a large parking area in front of the:

Double Garage

Facing the building, the right-hand side has a traditional up and over door, power and lighting. The left-hand side has had the up and over door removed and replaced with timber cladding with a window, single glazed door, window and double doors to other section.

To the rear is a lawned garden, patio seating areas, pergola a selection of greenery and side access.

South Norfolk Council Tax Band E

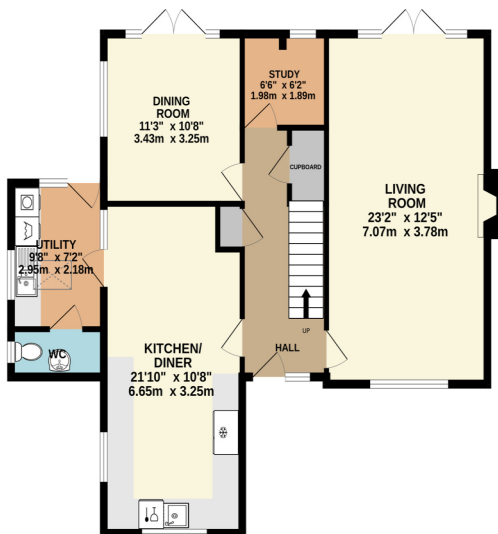
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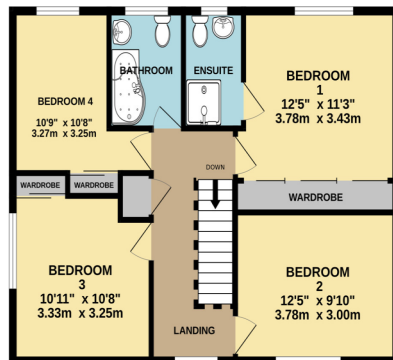




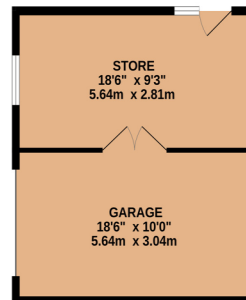
GROUND FLOOR
877 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.7 sq.m.) approx.



DOUBLE GARAGE
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1917 sq.ft. (178.1 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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