



9 Ron Fielder Close, Salhouse, Norfolk

9 Ron Fielder Close Salhouse, Norfolk NR13 6QY

A superb four bedroom family house situated in a quiet and peaceful position

Norwich 6.5 miles, Wroxham 2.5 miles, Blofield 4 miles

Entrance hall | Kitchen / Sitting room | Dining room | Utility room | Shower room

First floor: Principal bedroom with ensuite shower room | Three further bedrooms | Family bathroom

Outside: Private driveway | Off street parking
Double garage | Patio seating area | Lawned gardens

EPC - B

The property

9 Ron Fielder Close is a superb 2013 Ingram built four-bedroom family residence of red brick construction under a tiled roof. The property has been well maintained by the existing owner and offers well-proportioned family-sized accommodation set over two floors. The property is light and airy and enjoys views over the front and rear landscaped gardens. Of particular note is the open plan kitchen and sitting room with double doors out to the front patio seating area.

The first floor offers a principal bedroom with ensuite shower room and three further double bedrooms, serviced by the family bathroom.

Outside

The property is accessed via a private gated driveway with parking for several vehicles. To the front and rear of the house are lawned gardens, with patio seating areas, enclosed by a fence with shrub and hedge borders.



Location

9 Ron Fielder Close is situated in a small and private development of executive homes in Salhouse and occupies a prominent and quiet position. Salhouse is a well-served village which offers excellent local amenities, with a pre-school/nursery/primary school, village hall, farm shop, café and garden centre. Salhouse broad is located a short walk away and offers lovely walks and a range of activities open to all ages.

Of particular note is Salhouse train station, with trains to Norwich and the North Norfolk coast, and a bus service to Wroxham, the Norfolk Broads and Norwich.

The cathedral city of Norwich (6.5 miles to the southwest) has a vibrant business community and is the regional centre for shopping, leisure and cultural facilities. There is a mainline railway station to London Liverpool Street and an expanding airport to the north of the city.

Directions

From Norwich, proceed north on the Salhouse Road passing through New Rackheath. Upon entering Salhouse take the first exit at the roundabout and the second right hand turn into Ron Fielder Close, where the property can be located towards the rear of the site.

General

Local Authority: Breckland District Council (Council Tax Band F)

Services: Main water, drainage, and electricity. Gas fired central heating. Fitted solar panels and passive air distribution system. There is under floor heating on the ground floor and radiators on the first floor.

Tenure: Freehold

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.



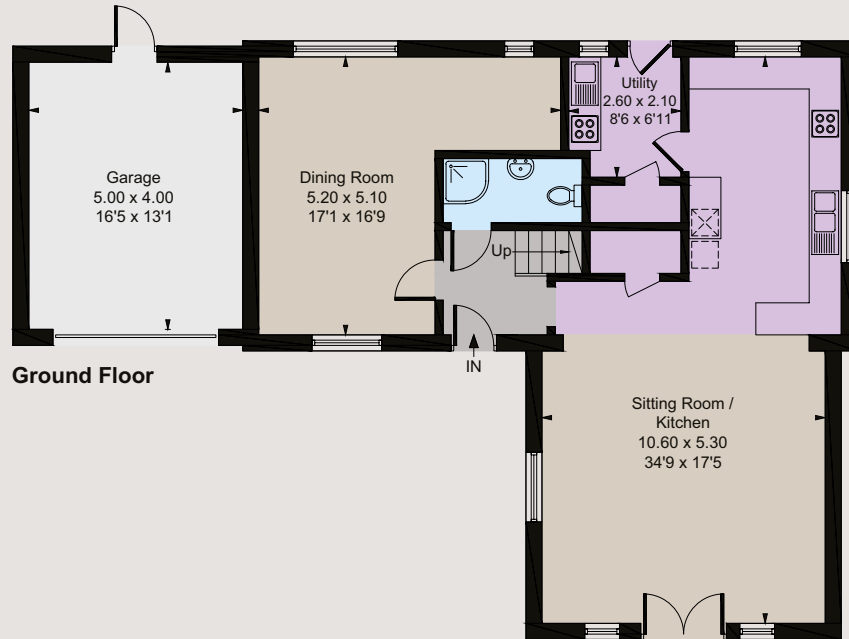
Floorplans

Approximate Gross Internal Area = 162.8 sq m / 1753 sq ft

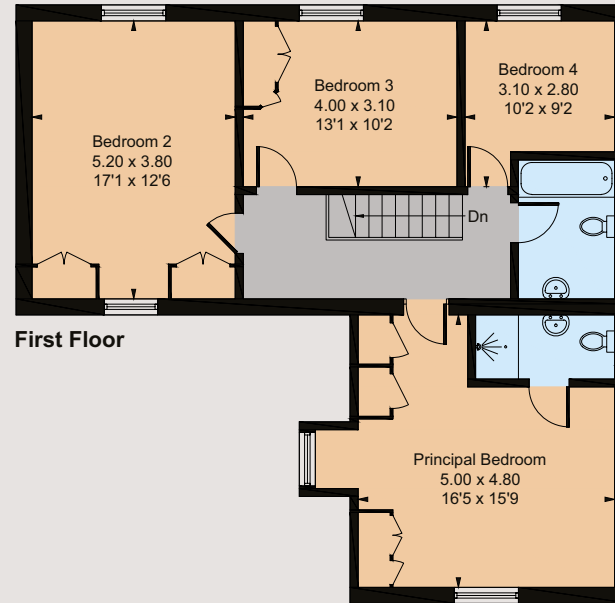
Garage = 20.0 sq m / 215 sq ft

Total = 182.8 sq m / 1968 sq ft

For identification purposes only.



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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Rights of Way, wayleaves and easements: The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Guide Price: £500,000

Viewing: Strictly by appointment through Strutt & Parker.

Norwich

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