



5 THE MEADOWS

Shropham, Attleborough, Norwich, Norfolk NR17 1BF

- Set In Approx. 4.5 Acres • Level Pasture Land
- Modern, Spacious Five Bedroom House
- Planning Permission For Stable Block
- Edge of Village Location

RURAL
SCENE

Equestrian | Smallholdings
Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Great Hockham 1 mile • Attleborough 6 miles
Thetford 14 miles • Norwich 21 miles

A spacious detached house currently five bedrooms set in approx. 4.5 acres with large gardens and a paddock in an accessible edge of village location

The sale of 5 The Meadows provides purchasers with the opportunity to acquire a spacious, well-presented (in the inspecting agent's opinion) modern house. A separate drive / access leads to the field which has planning permission for three stables and a tack room. For those with equestrian interests, Thetford Forest is easily accessible, where there is excellent out-riding. The field would also suit use as a smallholding.

The property is situated on the outskirts of Shropham. Nearby, the village of Great Hockham has a pub and a primary school. The market town of Attleborough has a range of shopping, pubs and schooling from junior to senior level. The city of Norwich, which is easily accessible, has a full range of facilities and amenities.

THE RESIDENCE

A detached residence believed to date from C.2007 and largely refurbished in the last 18 months, benefitting from double-glazing, oil-fired central heating and underfloor heating throughout the ground floor, the accommodation with approx. room sizes is as follows:

Ground Floor

Entrance Hall window to side, roof window to front, stairs rising to first floor, door to front, under stairs cupboard, engineered oak flooring

Lounge / Dining Room 32'8 x 13' (about 10m x 4m) window to rear, two windows to side, sliding patio doors to garden, French doors to side, fireplace with log burner on a slate hearth, double glazed doors to kitchen, engineered oak flooring

Kitchen 18'10 x 9'9 (about 5.7m x 3m) plus doorway, window and door to rear, fitted kitchen with wall and base units, worksurfaces, 1½ bowl stainless steel sink drainer, integrated electric oven and hob, extractor hood, integrated dishwasher, ceramic tiled floor

Utility Room 9'9 x 5'11 (about 3m x 1.8m) window to rear, wall and base units, worksurfaces, plumbing for washing machine, ceramic tiled floor

Study 13'3 x 6'7 (about 4m x 2m) window to rear

Bedroom 17'2 x 13' (about 5.2m x 4m) windows to front and side

Dressing Area 7'3 x 6'6 (about 2.2m x 2m) window to front, fitted open plan wardrobe and dressing room, vanity area, shelving

En Suite 7'1 x 6' (about 2.2m x 1.8m) window to rear, two windows to side, large shower cubicle, WC, wash hand basin, vanity unit, fully tiled, door to hallway

First Floor

Landing window to front, loft access

Second Landing window to side, wardrobe, airing cupboard, loft access

Bedroom 14' x 13'3 (about 4.3m x 4m) windows to front, rear and side, two radiators

En Suite 6'4 x 6'4 (about 1.9m x 1.9m) obscure window to rear, bath with shower over, wash hand basin, WC, full tiling, heated towel rail

Bedroom 13'5 x 12'8 (about 4.1m x 3.9m) window to front, radiator

Bedroom 12'5 x 12'1 (about 3.8m x 3.7m) window to front, radiator, door to eaves storage

Bedroom 8' x 6'5 (about 2.5m x 2m) window to rear, radiator

Bathroom 9' x 5'7 (about 2.8m x 1.7m) roof window, bath with mixer tap, wash hand basin, WC, full tiling, heated towel rail ceramic flooring

OUTSIDE, OUTBUILDINGS & LAND

The property is approached from a private road onto a driveway to the side of the house and to the front of the garage. A separate double gated entrance leads onto a gravel driveway that leads past the gardens and onto the field at the rear.

Integral Double Garage c.22'7 x 17'7 (about 6.9m x 5.3m) power and light, door to entrance hall, electric up and over door, window to side

The Land lies to the rear of the property and consists of level pastureland enclosed by hedging, fencing and trees. The vendors inform us that there is planning permission for three stables and a tack room to be erected. Further details can be found on the Breckland Council Planning Portal Ref: 3PL/2017/1226/F

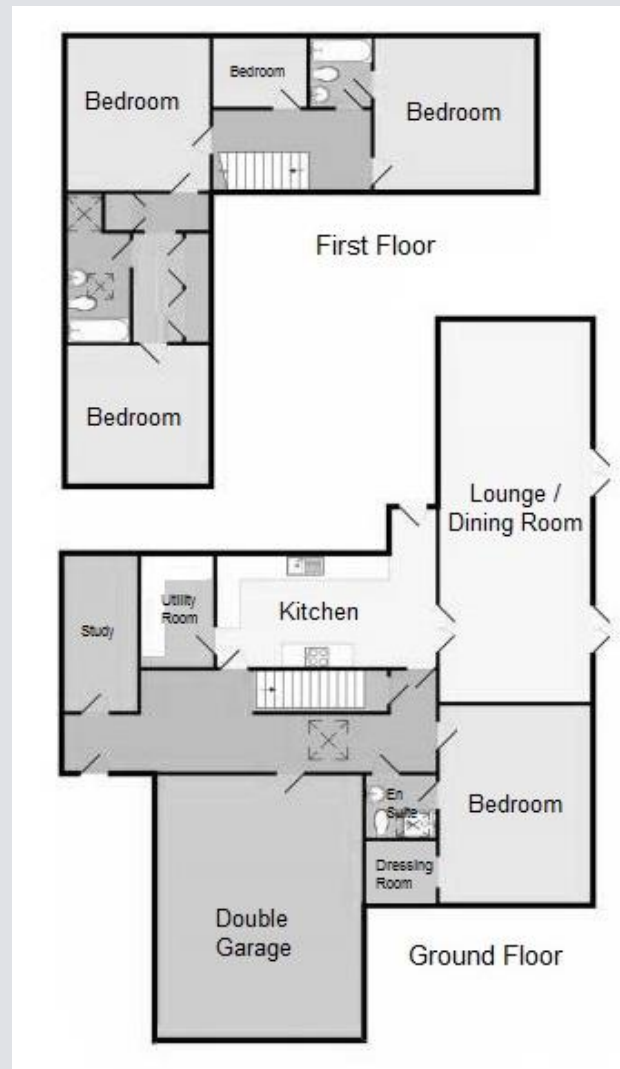
Extensive gardens lie to the side and the rear of the property which are laid to lawn, partly enclosed by fencing

IN ALL APPROX. 4.5 ACRES
(About 1.8 Hectares)

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Floorplan



Floorplan for identification only not to scale

LOCAL AUTHORITY

BRECKLAND COUNCIL
Tel: 01362 656870
Council Tax Band F

SERVICES

MAINS ELECTRICITY, MAINS WATER AND MAINS DRAINAGE; OIL CENTRAL HEATING; TELEPHONE and SUPERFAST BROADBAND (connected and available subject to normal transfer regulations)

Energy Rating C

DIRECTIONS

From Attleborough travel south west along the A11 (Attleborough Bypass) for just under 2 miles. At the roundabout, take the 2nd exit onto London Rd / A11 and continue for just over 1 mile. Exit the A11 signposted Shropham / Quidenham / Eccles and the Dogs Trust. Turn Right onto Hargham Road and continue for just over 2 miles. Turn right into Westgate and the meadows will be found at the end of this no through road.

VIEWING

Strictly by appointment only with the Agents
RURAL SCENE - TEL 01264 850700

PRICE GUIDE

Offers in Excess of £595,000

High Street, Collingbourne Ducis, Marlborough, Wiltshire SN8 3EH
01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited 5 The Meadows but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.



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