



Guide Price £575,000

4 Bedroom Bungalow for sale

Colvenor Knaption Green, Knaption, North Walsham



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## Overview

Admiring the skies by day and stargazing at night is just a glimpse of what this detached bungalow offers. Nestled where serene country views meet a breathtaking coastline, this idyllic home offers a tranquil lifestyle like no other.



## Key Features

- Extensive Detached Bungalow Set on 1/3 of an Acre (STS)
- Annexe and Extension Potential
- Four Double Bedrooms, Shower Room and Bathroom
- Garage, Workshop and Ample Driveway Parking
- Open Country Views Inside and Out
- Set on the Edge of a Conservation Area and Within Moments of the Norfolk Broads
- Solar Panels on a Feed-In Tariff, Gas Central Heating, No Water Metre and Superfast Fibre Broadband
- Within a 10-Minute Drive of Mundesley and North Walsham





Welcome to Knapton Green, set two miles inland from the pretty Victorian village of Mundesley. This detached 4-bedroom bungalow has been a family abode for over 25 years. During this time, the property has provided a tranquil retreat from work life, created an array of happy family memories, and been the beginning of many a country walk. Visits from resident wildlife such as deer are a regular event.

Besides its four double bedrooms, three reception rooms, a family bathroom, and a separate shower room, it's the natural light and incredible views across the fields through the picture windows that will draw you in. Whether you're enjoying a lazy morning in bed, preparing culinary creations in the kitchen, or enjoying a meal in the dining room, the views will accompany you.

For practicality, the garage and games room are accessible from the dining room, and a further workshop is located at the front of the property. Connectivity is currently provided via superfast fibre broadband, with ultrafast infrastructure in place ready for future connection. Other benefits include solar energy and no water meter.

The property presents with a charming frontage. The coupling of enclosed driveway for ample parking and a verdant lawn provides the utmost comfort and privacy. To the back, your horizon opens, and your thoughts can flow fluently within an immaculate garden bordered by a mature hedgerow and shrubbery. Whenever you wish to venture further afield, take a stroll out of your back gate across the fields.

Aside from beach walks or an 18-hole Golf course within a 5-minute drive, the market town of North Walsham is within a 10-minute drive for all daily amenities. The fresh waters of the Norfolk Broads can be enjoyed as close by as Coltishall and Hoveton.

There is nothing like viewing a prospective home in person. We are open 24/7 to receive your request and look forward to welcoming you.

What3Words: ///writing.bagels.unicorns



**Kitchen / Breakfast Room**

14' 1" x 10' 9" (4.30m x 3.30m)

Tiled flooring and splashback, base and wall units with solid wood cupboards and drawers, SMEG dual fuel range cooker, integrated dishwasher and fridge-freezer, ceramic sink, double-glazed window, multiple sockets and radiator.

**Dining Room**

17' 10" x 8' 2" (5.45m x 2.50m)

Luxury vinyl flooring, tri-folding double-glazed doors and radiator.

**Living Room**

20' 11" x 12' 5" (6.40m x 3.80m)

Fitted carpets, dual-aspect double-glazed windows with Venetian blinds, multiple sockets, TV aerial and two radiators.

**Bedroom 1**

14' 11" x 11' 9" (4.55m x 3.60m)

Fitted carpet, double-glazed window with Venetian blind, multiple sockets and radiator.

**Bedroom 2**

10' 9" x 9' 2" (3.30m x 2.80m)

Fitted carpet, built-in double wardrobe with mirrored sliding doors, double-glazed window, multiple sockets and radiator.

**Bedroom 3**

14' 9" x 8' 6" (4.50m x 2.60m)

Fitted carpet, double-glazed window, multiple sockets and radiator.

**Bedroom 4**

14' 9" x 9' 4" (4.50m x 2.85m)

Fitted carpet, double-glazed window with Venetian blind, multiple sockets and radiator.

**Bathroom**

7' 0" x 5' 10" (2.15m x 1.80m)

Ceramic flooring, tiled walls floor to ceiling, double-glazed obscured window, bath with shower nozzle, wash basin, WC and heated towel rail.

**Shower Room**

5' 8" x 5' 8" (1.75m x 1.75m)

Ceramic flooring, corner shower cubicle, double-glazed obscured window, wash basin, WC and heated towel rail.

# Floorplans

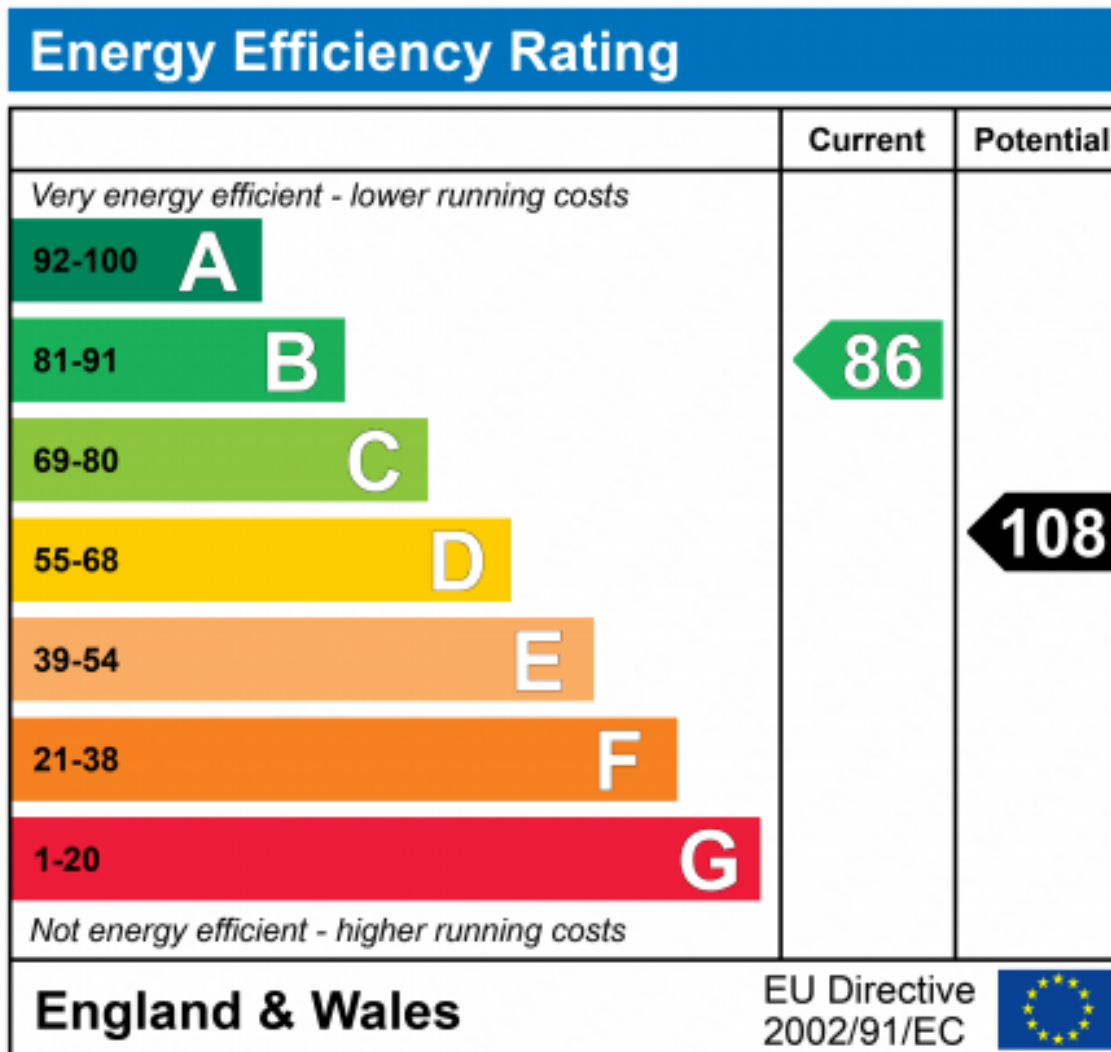
## GROUND FLOOR 1684 sq.ft. (156.5 sq.m.) approx.



DETACHED 4-BEDROOM BUNGALOW

TOTAL FLOOR AREA : 1684 sq.ft. (156.5 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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