



Autumn Leaves Long Lane, Ingham, NR12 0TJ

Offers In Excess Of £600,000

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# Autumn Leaves Long Lane

Ingham, Norwich, NR12 0TJ

- Substantial Detached House
- Four Double Bedrooms - Master En-Suite
- Grand Entrance Hall - Galleried Landing
- Double Garage
- Enclosed Rear Garden - Farmland Views
- Approximately 3600 Sq Ft including Garage
- Three Impressive Reception Rooms & Study
- Oil Fired Central Heating
- Spacious Driveway
- Sought After Norfolk Village

Aldreds are delighted to offer this substantial modern detached house, located in the much sought after village of Ingham. Ideally placed for those looking to enjoy the Norfolk Broads and the North East coast, this substantial property offers a floor area of approximately 3600 Sq Ft (including the double garage) and a particular feature of the property is the impressive entrance hall with double stairs case. Further accommodation includes an impressive 8.45m kitchen/diner, 7.45m lounge, dining room, study/playroom, utility, ground floor cloakroom, four large double bedrooms with master en-suite and an impressive bathroom.

This hugely spacious home is presented in good order throughout and offers a nicely enclosed rear garden with far reaching farmland views. Early internal viewing is highly recommended to appreciate.



## Entrance Hall

A hugely spacious room offering a grand entrance with an impressive double split staircase leading to first floor with half landing window, doors leading off, two sets of glazed French doors leading to kitchen and living room.

## Cloakroom

Low level w.c., hand wash basin.

## Playroom/Study 11'4" reducing to 9'6" x 10'10" (3.46m reducing to 2.91m x 3.32m)

Full height window to side aspect.

## Dining Room 18'8" x 12'11" (5.7m x 3.96m)

Two windows to front aspect, open plan access to;

## Lounge 24'5" x 16'6" (7.45m x 5.03m)

Window to rear aspect, glazed French doors to garden, exposed brick wall and fireplace surround.





### **Kitchen/Diner 27'8" x 16'6" (8.45m x 5.03m)**

A fantastic open plan kitchen/living space, windows to side and rear aspects, glazed French doors to rear garden, an impressive fitted kitchen with peninsula and island unit and Granite worksurfaces, space for range cooker and American fridge-freezer, integrated dishwasher, sink drainer, space for wine cooler, tiled flooring, door giving access to;

### **Rear Lobby/Utility**

Side facing window and door to side, oil fired boiler for hot water and central heating, fitted units with work surface, sink drainer, door giving access to garage.

### **First Floor Landing**

A hugely spacious galleried landing, rear facing window, range of fitted cupboards and airing cupboard, doors leading off;

### **Master Bedroom 16'6" at max x 15'5" at max (5.04m at max x 4.72m at max)**

A spacious room with fitted wardrobes and rear facing glazing and door giving access to Juliet balcony which offers far reaching farmland views, door to;

### **En-Suite Bathroom 9'3" x 9'0" (2.82m x 2.76m)**

Low level w.c., bidet, bath, 'his and hers' sinks in a fitted unit, side facing obscure glazed window.

### **Directions**

Leave Stalham on the Ingham Road, follow this road, upon reaching the Ingham Swan public House bear left into Long Lane, continue for approximately a mile towards Ingham Corner where the property can be found on the right hand side, and located by our FOR SALE board.



**Bedroom 2** 17'7" reducing to 15'11" x 14'5" (5.37m reducing to 4.87m x 4.4m)  
Two front facing windows, a range of fitted wardrobes.

**Bedroom 3** 16'6" x 14'0" reducing to 12'2" (5.03m x 4.27m reducing to 3.72m)  
Fitted wardrobes, rear facing window allowing open farmland views.

**Bedroom 4** 17'2" x 15'11" (5.23m x 4.85m)  
Front facing window.

**Bathroom** 19'4" x 12'2" at max (5.9m x 3.72m at max)  
A large bathroom with sunken bath with stepped surround, bidet, low level w.c., 'his and her sinks' in a fitted unit, tiled shower enclosure.

### Outside

The property offers a large parking driveway for a number of vehicles, leading to an adjoining double garage.

**Double Garage** 18'0" x 17'3" (5.5m x 5.28m)  
Two front facing up and over doors, built-in cupboard, power, lighting and utility.

### Garden

A nicely enclosed rear garden with close board panel fencing to boundaries, mainly laid to lawn, with lean-to shed to side, oil storage tank.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

North Norfolk District Council - Band: 'E'

### Location

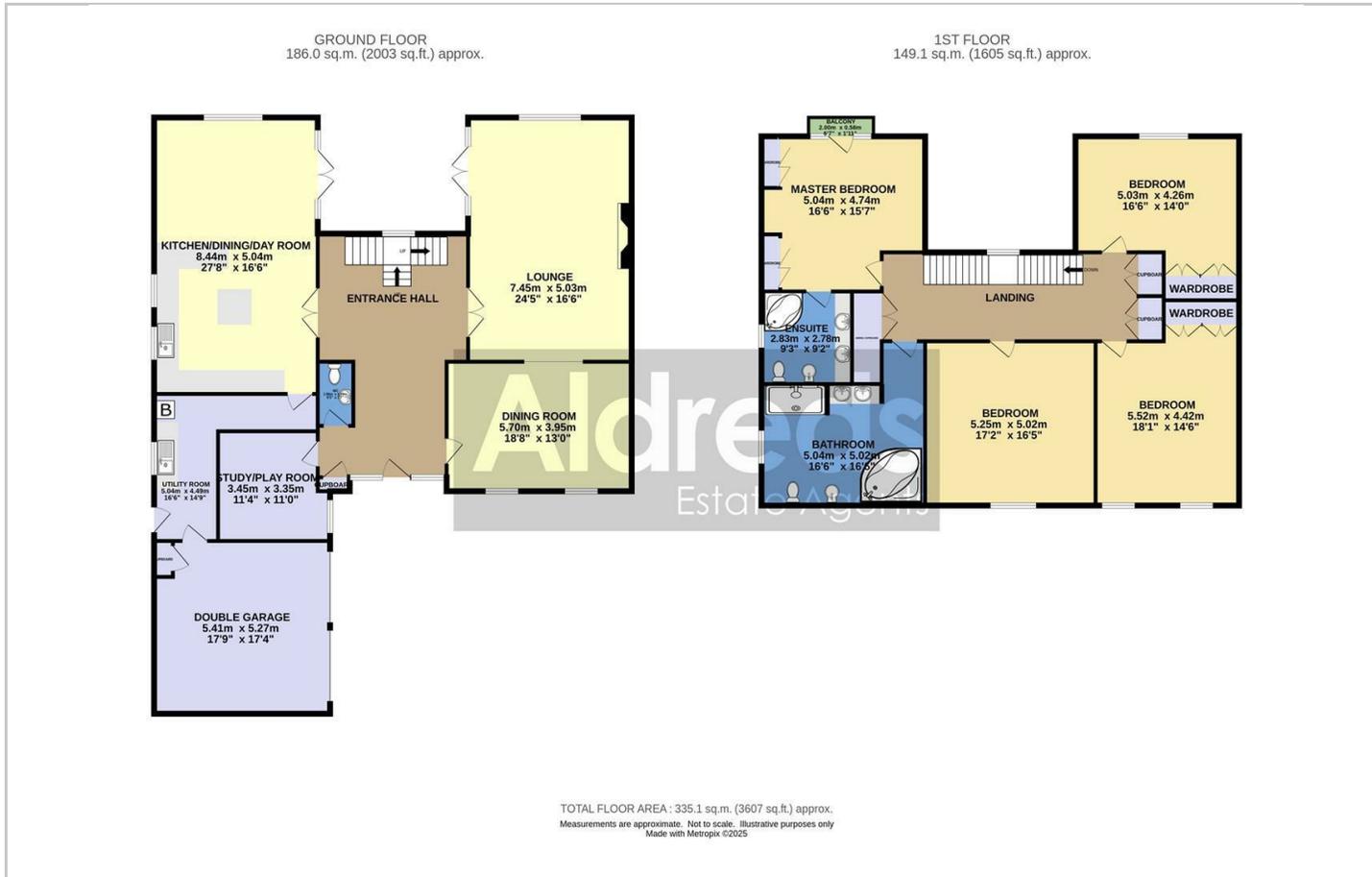
Ingham is an attractive village which lies nicely just in from the coast and on the fringes of the Norfolk Broads network. The area is well loved for its many attractions which include the Norfolk Wildlife Trust Nature Reserve at Hickling, The East Ruston Vicarage Gardens, The Norfolk Coastal Path and Weavers Way for walkers and seasonal seal watching along the nearby coastline. The village offers a very popular Restaurant - The Ingham Swan, Church, and Bus Service and is approximately 3 miles from the Broadland Town of Stalham, where facilities include a variety of Shops, Health Centre, First, Middle and High Schools, supermarket and post office.

### Reference

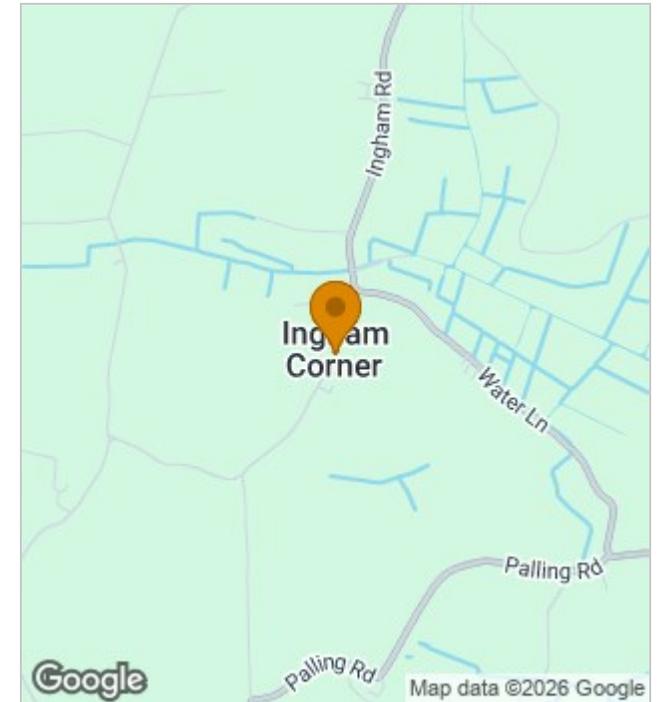
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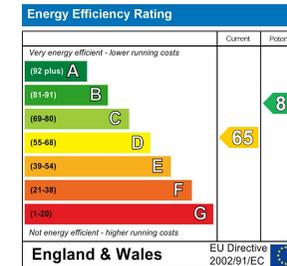
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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