



## 15 Stocks Hill, Bawburgh

Offers in Region of £450,000

# 15 Stocks Hill

Bawburgh, Norwich

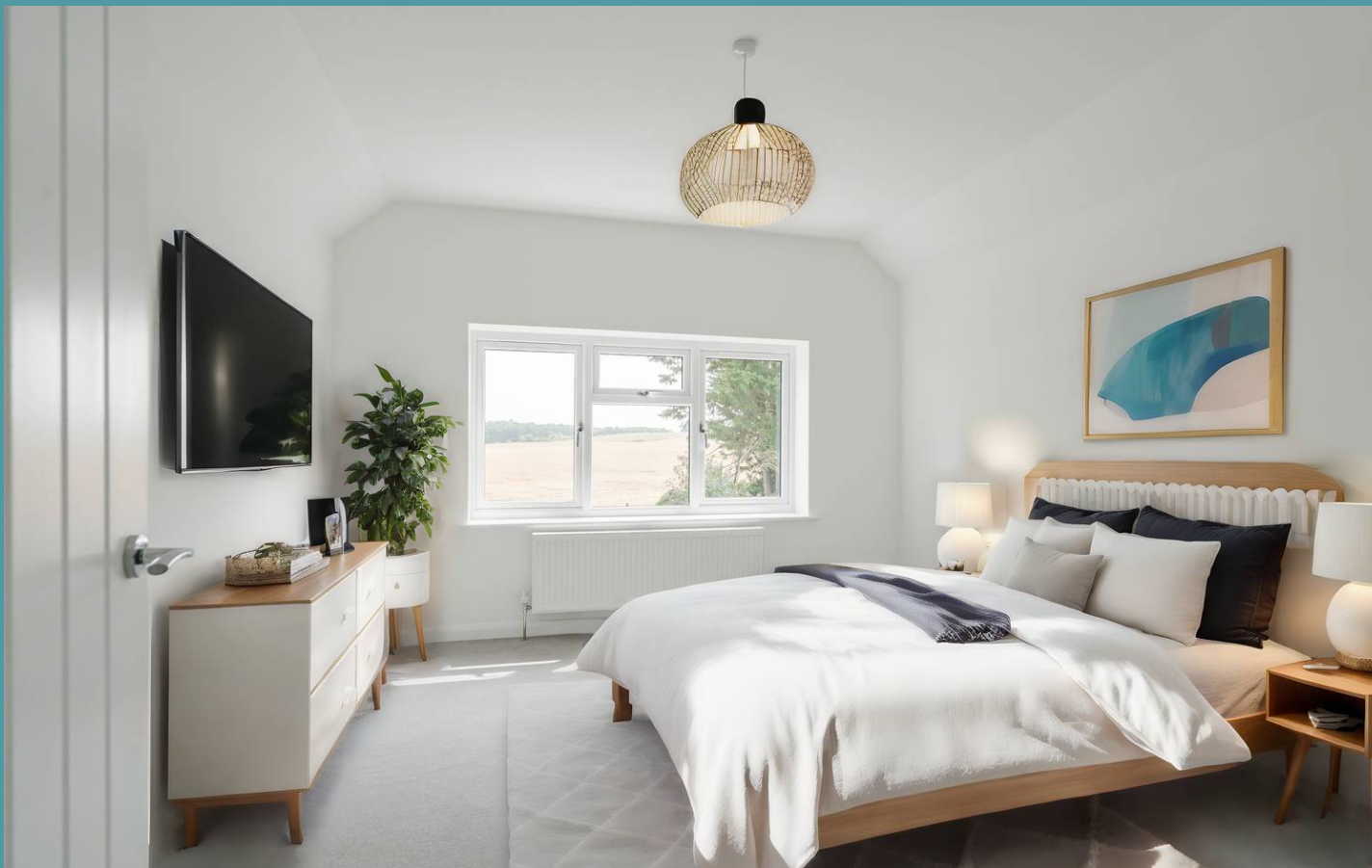
Fully renovated with a contemporary feel and high-spec throughout, this property offers exceptional family living. Two generously proportioned reception rooms, including a versatile space second, provide flexibility. The stunning open-plan kitchen/dining area is the heart of the home, seamlessly flowing into the garden. Upstairs, four well-appointed bedrooms, including a master with en suite, ensure comfort and privacy. A private garden and ample off-street parking complete this desirable property.

## THE LOCATION

Stocks Hill is nestled in Norfolk's scenic countryside, offers an ideal escape from city life while providing easy access to Norwich's vibrant amenities. Its strategic location blends tranquillity with convenience, boasting impeccable transportation links via the A47 and proximity to Norwich's cultural attractions, dining, and shopping options. Residents enjoy a peaceful village ambiance with local shops, charming pubs, and the Bawburgh Golf Club, allowing for a balanced lifestyle. Bawburgh represents the perfect harmony of serene countryside living and accessible urban amenities.







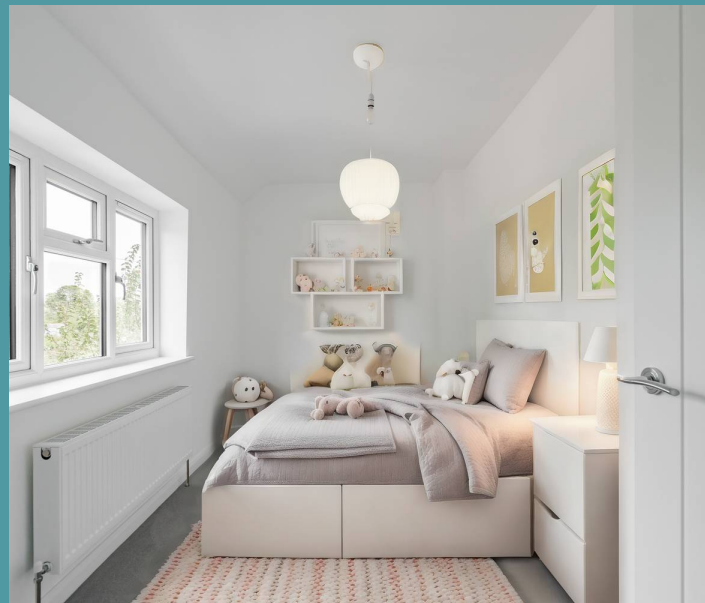
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### STOCKS HILL

Entering the property you are greeted by two generously proportioned reception rooms, with the versatility of the second room allowing it to be utilised as an additional bedroom or as a home office, catering to the needs of modern living. The open-plan kitchen/dining area boasts a contemporary design, featuring brand-new integrated appliances and bathed in natural light from dual Velux windows. The seamless flow of this space is further enhanced by sliding doors that open onto the private enclosed garden. The home benefits from stylish new flooring, while new internal doors throughout the property add a modern touch

Ascending to the upper floor reveals four excellent sized bedrooms, each offering varied views that capture the picturesque surroundings. The master bedroom is complemented by an ensuite shower room, complete with a large walk-in shower for added luxury. A well-appointed family bathroom, equipped with a four-piece suite, ensures that every preference is catered to.







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Externally, the property boasts a private garden primarily laid to lawn, offering a peaceful setting that backs onto endless fields, creating a sense of seclusion. Benefitting from a recent roof and window installation. A spacious shingle driveway provides parking for up to three vehicles, enhancing the convenience and practicality of this exceptional residence.

### AGENTS NOTE

We understand this property will be sold freehold.

### AI Staged

Connected to mains water and electricity.

Air Source Heating and mains drainage.

Council Tax Band - B

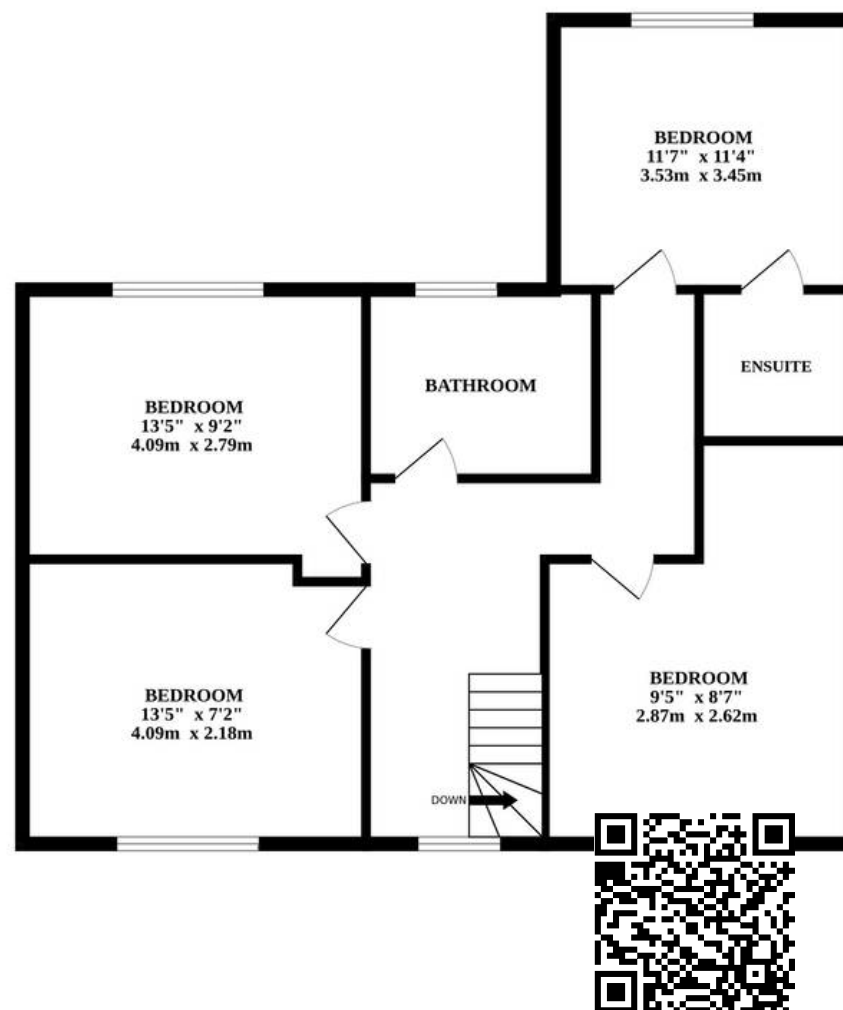




GROUND FLOOR



1ST FLOOR



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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