



31 Church Road, Wacton

In Excess of £575,000



# 31 Church Road

Wacton, Norwich

Located on Church Road in Wacton, this spacious five-bedroom detached home provides both comfort and privacy. It features plenty of off-road parking at the front and additional space on the side, ensuring easy access for residents and guests. This is a unique opportunity to own a home in a tranquil environment, offering ample space for a growing family or anyone needing excellent storage and functionality.

## Location

Wacton is a quaint Norfolk village that offers a peaceful countryside setting while still being conveniently close to local amenities. Just a short drive from Long Stratton, residents have easy access to shops, schools, and essential services. The village also benefits from good transport links via the A140, making it easy to reach both Norwich and Diss. With its friendly community and scenic surroundings, Wacton is a great spot for those looking to enjoy village life without feeling too remote.

## Agents Note

Connected to mains services.

Council Tax Band: F







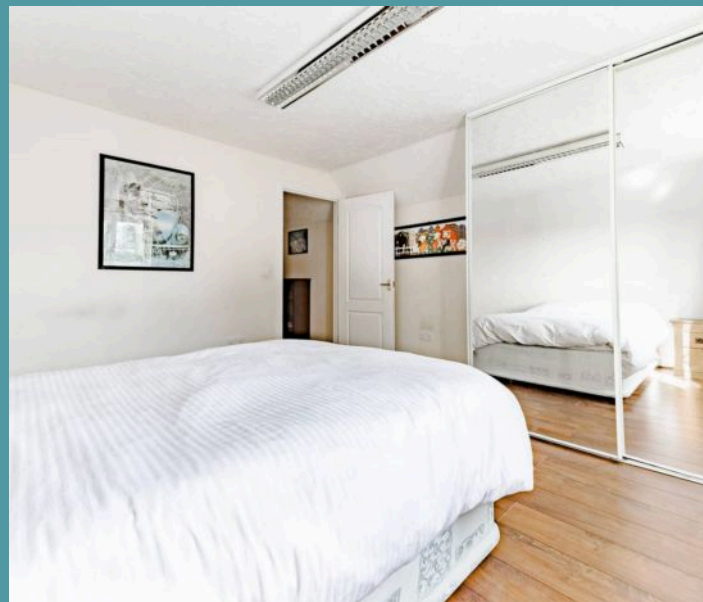
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As you step through the welcoming porch, you enter a spacious lobby that sets the tone for the rest of the home. To the right, you'll find a convenient downstairs WC and a well-proportioned study, which could easily serve as a fifth bedroom if needed. On the left, the large living room features a dual-aspect design, allowing ample natural light to create a bright and inviting space. This area flows seamlessly into the dining room, which can be opened up or closed off as desired—perfect for family gatherings. Beyond the dining room, the kitchen serves as the heart of the home, providing plenty of room for a dining table or even an island. It overlooks the rear of the property, where a generous double garage offers excellent storage. Adjacent to the kitchen, the utility room has space for a washing machine and additional appliances, enhancing the home's practicality.

The first-floor landing opens to four spacious bedrooms, ideal for a growing family. The main bedroom offers plenty of built-in storage and a private en-suite with a walk-in shower and his 'n' her sinks, creating a relaxing space. Bedrooms two and three also feature built-in storage, while the family bathroom is well-equipped with both a separate bath and shower for added convenience.

- Spacious lobby that sets the tone for the home, leading into the heart of the property
- Convenient downstairs WC located near the entrance for easy access
- Versatile study that can easily double as a fifth bedroom if needed

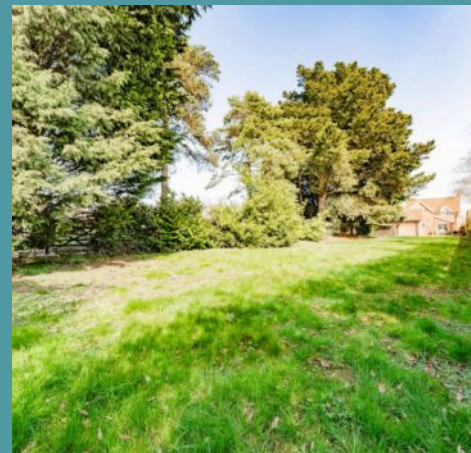




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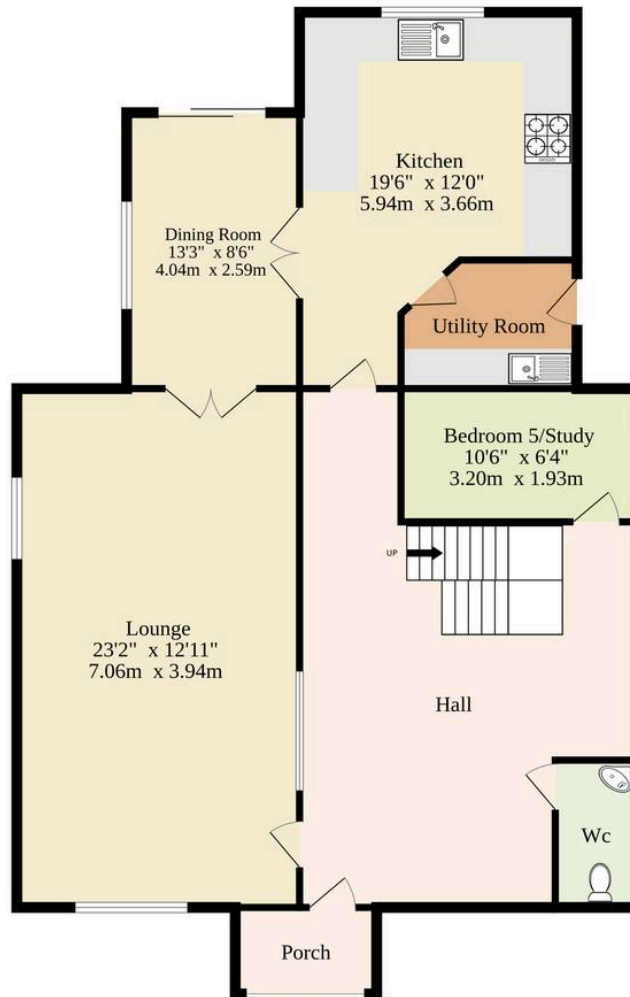
Wacton, Norwich

The exterior of the house is truly an eye catching space. It showcases a sprawling, well-tended garden that serves as a peaceful space to escape, offering a safe and secluded retreat for children to play freely and explore. Accessible from the dining room's elegant sliding doors or through the convenient utility room, the garden is an ideal setting for family gatherings, leisurely afternoons, or lively entertaining. Towering mature trees gracefully envelop the property, providing a lush canopy with dappled shade. Additionally, the ample parking space on the side adds a touch of convenience, making this garden haven perfect for both relaxation and socialising.

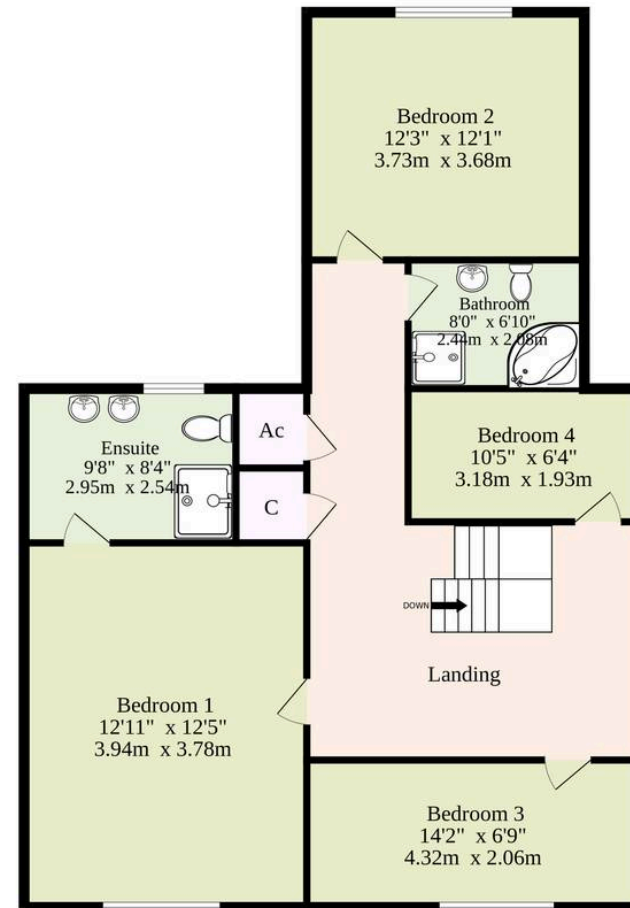




Ground Floor  
683 sq.ft. (63.5 sq.m.) approx.



1st Floor  
597 sq.ft. (55.5 sq.m.) approx.



Sqft Does Not Include Halls, Porch Or Wc

TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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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