



11 Station Road, Great Moulton

Norwich



Minors & Brady

11 Station Road

Great Moulton, Norwich

A home shaped for modern living, offering a welcoming flow of spaces and the flexibility of full ground-floor accommodation. The well-designed kitchen and dining area forms a natural hub, complemented by a bright sitting room with tri-fold doors and a wood burning stove that creates an inviting connection to the garden. The principal suite provides a comfortable retreat on the ground floor, while underfloor heating powered by an air source heat pump, a practical utility room and a stylish cloakroom add everyday convenience. Two generous double bedrooms and a contemporary family bathroom sit upstairs, and outside the large driveway, detached garage and private gardens offer excellent space for outdoor dining, relaxation and planting. Altogether, it's a home that brings together comfort, practicality and contemporary style in a well-considered setting.





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- Detached modern residence situated in the village of Great Moulton
- Architecturally designed layout with the option for full ground-floor living
- Contemporary kitchen with high-gloss units and integrated Neff appliances
- Light-filled sitting room with tri-fold doors and Henry Cambridge wood burning stove
- Ground-floor principal suite including walk-in wardrobe and ensuite
- Underfloor heating to the ground floor via air source heat pump
- Practical utility room with matching cabinetry and garden access
- Two first-floor double bedrooms plus a well-appointed family bathroom
- Detached brick-built garage with electric roller door, power and lighting
- Generous driveway and private gardens including patio, lawn and raised beds



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Great Moulton

Station Road sits within the rural civil parish of Great Moulton, surrounded by open countryside and small clusters of homes that give the area a settled, village feel. It's positioned between the neighbouring communities of Aslacton, Tibenham and Wacton, with Long Stratton a short drive away for day-to-day services. The wider market town of Diss is also within comfortable reach for additional shopping and leisure options.

For practical amenities, Great Moulton's closest supermarkets are found in nearby Long Stratton and Diss, with larger choices such as the Tesco Superstore on Ipswich Road in Norwich also accessible for weekly shopping. Local schooling is well covered, with primary options in Aslacton and Long Stratton, and secondary education available at Long Stratton High School.

Transport links are straightforward: the A140 is close by for routes towards Diss and Norwich, and rail services can be picked up at Diss Station for direct trains to Norwich, Ipswich and London. Regular bus services operate through the surrounding villages, connecting residents to Long Stratton and other nearby centres.

Norwich sits around 14 miles to the north, giving Station Road convenient access to the city's wider employment, retail and cultural offering while still maintaining a countryside setting. Nearby villages such as Aslacton, Tibenham and Wacton help form a network of rural communities, each with their own amenities and character, making Station Road well placed for both local village life and wider Norfolk connections.



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A modern architecturally designed home offering flexibility, comfort and a high standard of finish throughout. The layout has been created to allow complete ground-floor living if desired, with the principal suite, main living spaces and utility room all positioned on the lower level, while two further double bedrooms and a family bathroom sit upstairs.

The property is well appointed, with underfloor heating to the ground floor powered by an air source heat pump, UPVC double glazing and considered detailing throughout.

The kitchen and dining area form the heart of the home, fitted with a full range of contemporary high-gloss base and wall units, coordinated worksurfaces and a matching splashback return. Fixtures include integrated Neff appliances comprising a fridge, freezer, dishwasher, double oven, induction hob with extractor and inset lighting, plus a built-in microwave.

The adjoining utility room mirrors the kitchen's finish, offering additional storage, appliance space, and housing for the Daikin air source control unit and Honeywell programmer.

The sitting room is a standout space, featuring a Henry Cambridge wood burning stove set on a tiled hearth and tri-fold doors opening directly onto the rear patio.



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The principal bedroom suite is positioned on the ground floor, offering a generous double room with bay window, walk-in wardrobe and a well-appointed ensuite. The ensuite includes a white three-piece suite with a WC, wash hand basin, separate shower cubicle with rain head and hand-held shower, a shaver point, ceramic tiled flooring and inset ceiling lighting.

A cloakroom completes the ground-floor accommodation, fitted with a WC, a vanity basin and integrated storage.

An American Ash staircase with barley twist detailing leads to the first floor, where the landing provides space for a small study area and access to the hot water cylinder cupboard. Two further double bedrooms sit on this level, each with dormer windows and TV points.

The family bathroom is fitted with a white three-piece suite including a WC, a wash hand basin with inset storage, a panelled bath and shower attachment, heated towel rail, ceramic tiled flooring, extractor fan, inset spotlights and a Velux window.

Externally, the property enjoys a large shingle driveway providing extensive parking and access to a detached brick-built garage with electric roller door, power, lighting and a front door.

The rear garden is private and well arranged, with a patio for outdoor dining, a lawn bordered by established planting and a fenced area housing the air source unit and potting space. A further side garden offers raised beds, mature hedging and a peaceful additional outdoor area with pathway access to the front.



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Dreaming of this home? Let's make it a *reality*.



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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