



St. Michael Mead The Common, Barton Turf

Minors & Brady



# St. Michael Mead The Common

## Barton Turf, Norwich

Nestled down a private lane and one of only two properties in this sought-after position, this detached family home offers generous living space, excellent privacy and superb practicality throughout. The accommodation includes a spacious dual-aspect lounge with a log burner, separate dining room, kitchen/breakfast room, utility room and four well-proportioned bedrooms, all benefiting from built-in storage. Outside, a substantial driveway provides ample parking for multiple vehicles and leads to a double garage with an electric door. The private rear garden features a lawn, seating area, greenhouse and sheds, creating an excellent space for both families and keen gardeners. Combining a secluded setting with versatile accommodation and excellent everyday convenience, this is a superb family home in a rarely available location.

- Private lane position shared by just one neighbouring property
- Four-bedroom detached family home with excellent privacy
- Spacious dual-aspect lounge with log burner and garden access
- Double garage with electric door and extensive driveway parking
- Principal bedroom with fitted wardrobes and en-suite shower room
- Separate dining room overlooking the rear garden
- Kitchen/breakfast room with adjoining utility room
- All four bedrooms benefiting from built-in storage
- Private rear garden with seating area, greenhouse and sheds
- Peaceful Barton Turf location close to the Norfolk Broads and countryside walks





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## The Location

Barton Turf encapsulates the essence of idyllic countryside living, set within the heart of Norfolk's picturesque landscape. This charming village enjoys a peaceful and unspoiled setting, surrounded by open countryside that reflects the area's natural beauty and enduring sense of tranquillity. It offers a timeless atmosphere, where a strong sense of community and rural character remains at the forefront of village life.

The village itself is renowned for its scenic surroundings, with nearby waterways, expansive green fields, and a network of footpaths and quiet lanes that invite exploration. This makes it particularly appealing to those who appreciate outdoor pursuits and a lifestyle connected to nature, while still enjoying the comfort of a well-established village environment.

Character properties sit harmoniously within the landscape, blending traditional architecture with the surrounding pastoral scenery. Life here offers a welcome retreat from the pace of more urban areas, providing a calm and relaxing setting without feeling isolated. The wider area, including the Norfolk Broads, is easily accessible, adding to the appeal of the location and offering further leisure opportunities.



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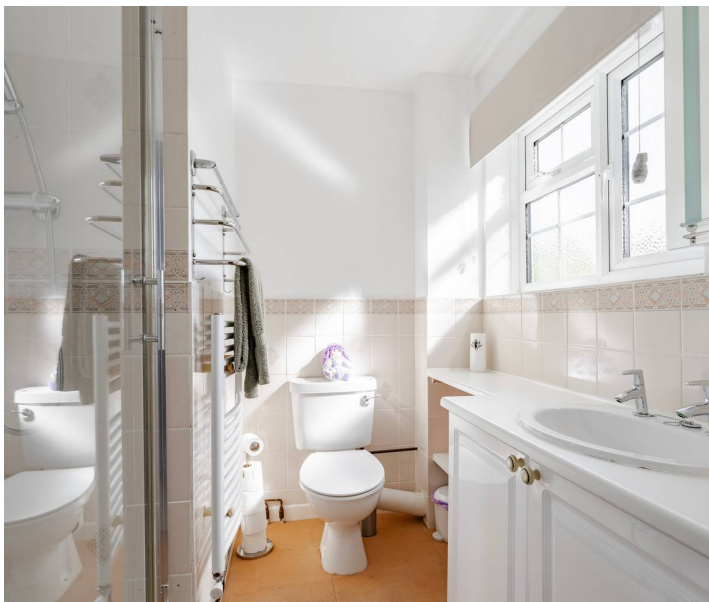
## The Common, Barton Turf

Tucked away down a private lane and one of only two homes in this exclusive position, this well-presented four-bedroom detached residence enjoys a wonderful sense of privacy, generous living space and excellent practicality, making it a superb choice for families seeking a peaceful yet well-connected setting.

The property is approached via a substantial shingled driveway, providing ample off-road parking for multiple vehicles and leading to a double garage with an electric door. The secluded setting immediately creates a welcoming first impression, offering a rare combination of privacy and convenience.

Stepping inside, the entrance hall provides access to the principal ground floor accommodation and stairs rising to the first floor. The heart of the home is the spacious dual-aspect lounge, a bright and comfortable room designed for both relaxing and entertaining. A charming log burner creates a cosy focal point during the colder months, while doors opening directly onto the rear garden allow natural light to pour in and provide a seamless connection between the indoor and outdoor spaces.

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The separate dining room overlooks the rear garden and offers an ideal setting for family meals, dinner parties and special occasions.

Conveniently positioned nearby, the kitchen/breakfast room is fitted with a range of wall and base units, providing excellent storage and preparation space, whilst offering room for everyday dining. The layout is both practical and functional, perfectly suited to modern family life.

Further enhancing the ground floor is a cloakroom comprising a WC and wash basin, together with a useful rear lobby. This area provides access to the front of the property, the double garage and a separate utility room. The utility room offers additional workspace along with plumbing for a washing machine, space for a tumble dryer and direct access to the garden, helping to keep day-to-day household tasks neatly contained.

To the first floor, the property continues to impress with four well-proportioned bedrooms, all benefiting from built-in storage. The principal bedroom enjoys the added luxury of fitted wardrobes and a private en-suite shower room, creating a comfortable retreat away from the main living accommodation. The remaining bedrooms are served by a family bathroom fitted with a bath and shower over, WC and wash basin. An airing cupboard situated off the landing provides further practical storage.



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Outside, the rear garden offers a private and enclosed space ideal for both families and keen gardeners alike. Predominantly laid to lawn, the garden is complemented by a shingled seating area, providing the perfect spot for outdoor dining, summer entertaining or simply relaxing in the peaceful surroundings. Additional features include a greenhouse, garden sheds and convenient side access to the front of the property.

### Agent's Note

This property will be sold freehold and connected to oil-fired heating, septic tank, mains water and electricity.



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