



KINGSACRE

72 THE STREET, ALBURGH, IP20 0DP



An attractive and imposing detached period village house refurbished by the current vendor and situated in a highly sought-after village with field views and outbuildings offering potential subject to planning permission

The property is an elegant and imposing red brick, double fronted period house that has been refurbished by the current vendor. It is situated in the highly sought-after village of Alburgh and the property has historic significance within the village as formerly one of the village pubs. It has a lovely setting with farmland views to the front.

There is the formal entrance with the front door in the middle of the symmetrical facade but as the driveway leads to the rear that provides the entrance that tends to be used most regularly. At the centre of the house is an entrance hall, off which there are three excellent reception rooms. Of particular note is the sitting room with woodburning stove and serving hatch to the kitchen believed to be the original hatch where beer was served. Stairs lead from the hall to both the cellar and the first floor. At the rear of the house in an excellent boot room which leads to the utility room with a w.c. The kitchen/ breakfast room is an excellent space and fitted with a range of traditional wooden wall and base units.

On the first floor are four bedrooms with the principal having an ensuite bathroom. Three of the bedrooms enjoy farmland views to the front and there is a further shower room.

A shared drive to the side of the property in turn leads to a private driveway via a five bar gate and provides parking for several cars. There are a couple of period outbuildings to the rear of the house that make for excellent storage and one is used as a wood store. The garden is established with a wide array of mature trees and shrubs and is divided into different zones. In addition, there is a superb single storey barn that offers enormous potential subject to planning permission for a variety of uses.

SERVICES

Oil central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band E







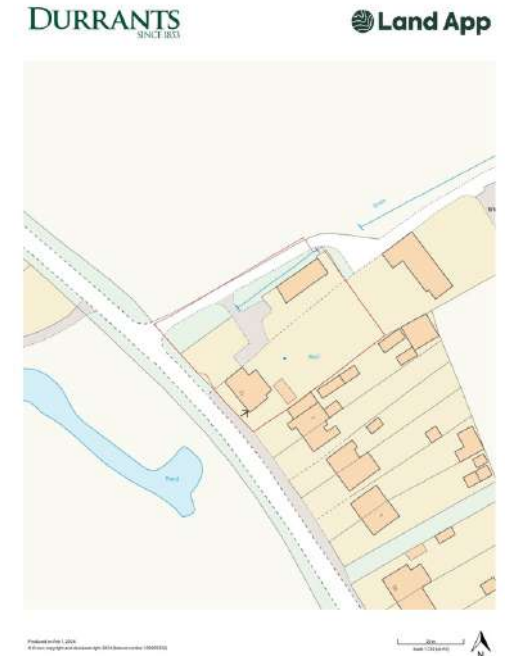
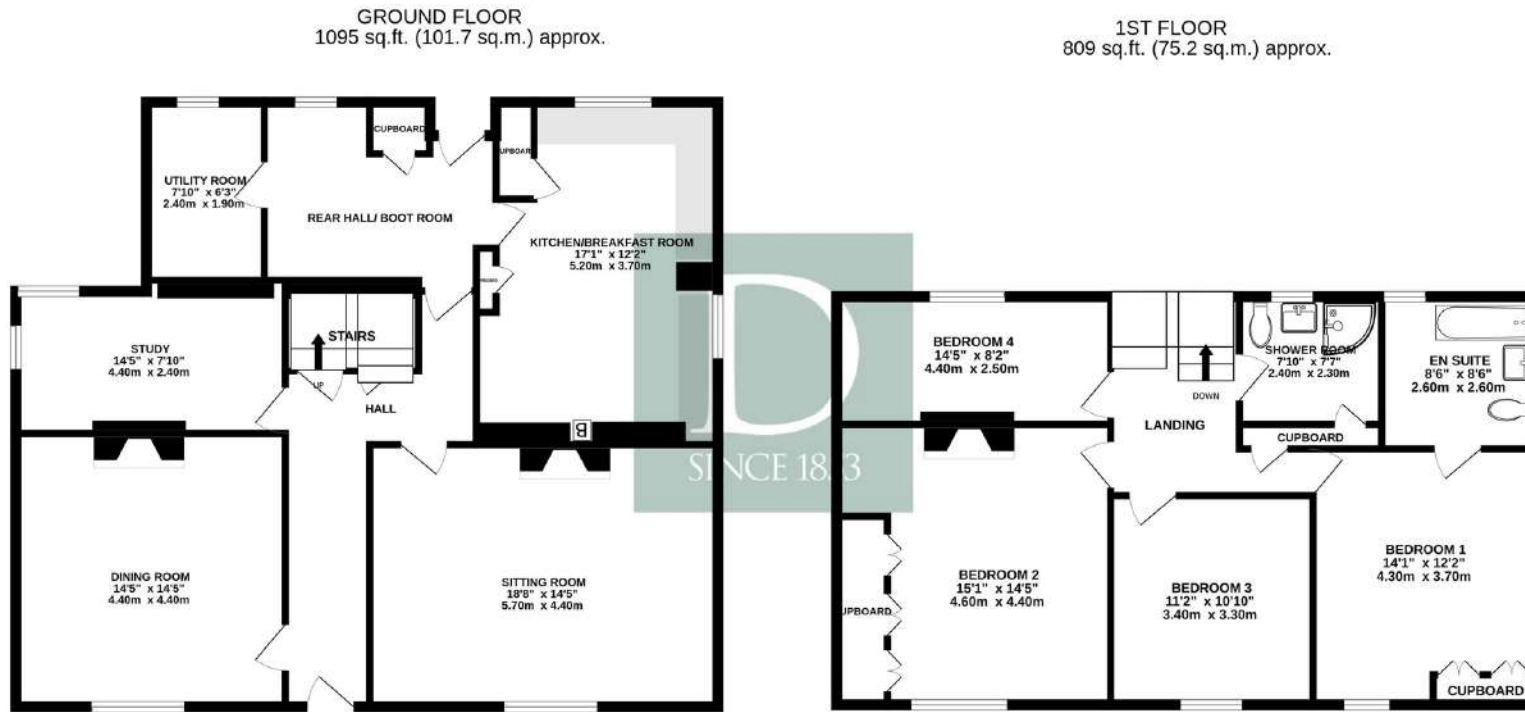






FLOOR PLAN

LOCATION PLAN



TOTAL FLOOR AREA : 1904 sq.ft. (176.9 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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