

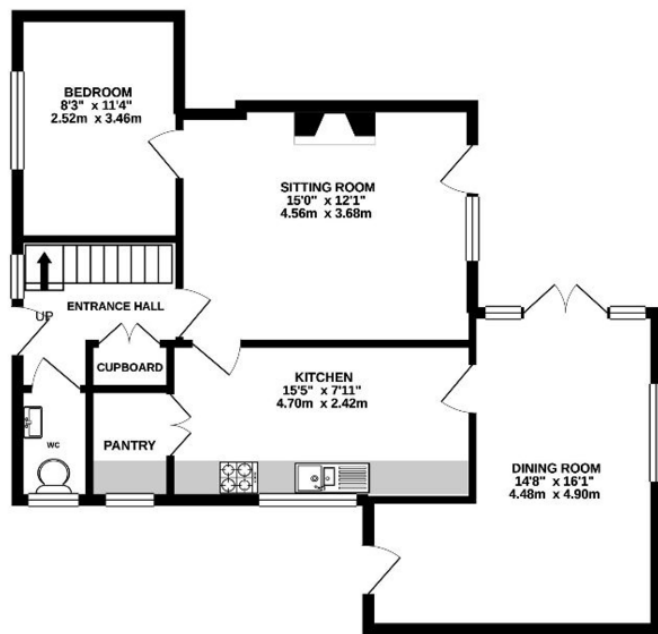


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

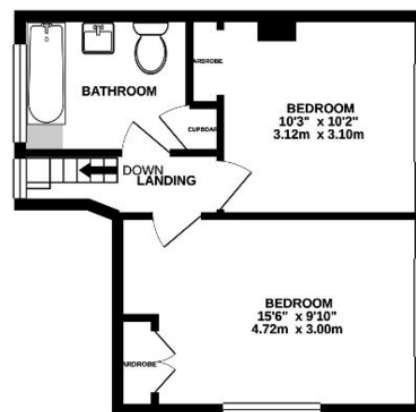
The graph shows this property's current and potential energy efficiency.



GROUND FLOOR  
681 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 1037 sq.ft. (96.3 sq.m.) approx.

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements.



## Heather Cottage, Back Lane, West Beckham, NR25 6PH

Guide Price £450,000

Dating back in part to the mid-19th century is this beautifully presented, brick and flint cottage enjoying a lovely rural setting in this North Norfolk Village just two miles from the Coast. The property offers well-proportioned accommodation and a number of original features have been retained during modernisation.

The property has oil fired central heating and stands in attractive gardens which enjoy a southerly aspect. The Village itself is surrounded by farmland and the Public House may be reached by a short walk.

- Character cottage
- Central heating
- Double Glazed
- Wood burning stove
- Ample parking

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## Property Description

### ENTRANCE HALL

Solid timber feature arch door, window to side aspect, pamment tiled floor, exposed beams, double built in storage cupboard, stairs to first floor.

### CLOAKROOM

Porthole window with obscured glazing, low level WC, wash hand basin on a pedestal, pamment tiled floor, exposed beams, radiator.

### SITTING ROOM

Double glazed French doors giving access to the rear garden, feature fireplace with wood burning stove on a pamment tiled hearth, solid timber flooring, exposed beams, wall lights, door to:

### BEDROOM

Double glazed window to the side aspect, solid timber flooring, radiator, exposed beams.



### KITCHEN/BREAKFAST ROOM

Double glazed window to the front aspect, selection of timber base units with laminated work tops, 1.5 bowl stainless steel sink and drainer with extending chrome mixer tap, integrated dishwasher, built in single oven, inset ceramic hob with cooker hood over, plumbing for automatic washing machine, exposed beams, radiator. space for kitchen table.

### UTILITY/ PANTRY

Porthole window to the front aspect, floor standing oil fired boiler, space and electric for additional white goods, shelving, exposed beams, laminated flooring.



### DINING ROOM/RECEPTION

Door to front driveway, pamment tiled floor, double glazed windows to the rear with garden views, double glazed French doors giving access to the garden, feature full height cast iron radiator

### LANDING

Glazed window to the side aspect, loft access. timber latch doors to all rooms.

### BEDROOM

Double aspect room with views to the front and over the rear garden, built in double wardrobe, Victorian style radiator, fitted carpets.

### BEDROOM

Double glazed window with views over the rear garden, built in double wardrobes, radiator.

### BATHROOM

Double glazed window to the side aspect with obscured glazing, white bathroom suite with mains shower over the bath, glass shower screen, close coupled WC, wash hand basin on a pedestal, part tiled walls, shelved linen cupboard, heated towel rail, wall mounted Dimplex heater.

### GARDENS

The front of the property offers gravel parking through double five bar gates, the front area offers established cottage style planting and retains the original water pump. There is additional parking for two cars in front of the property along with a timber shed. To the rear is a cottage style garden with block paved patio, a lawned area and timber shed. The garden is enclosed by a flint wall and timber fencing and there is also a timber gate giving access to the lane.



### AGENTS NOTES

The property has oil fired central heating, mains electricity, water and drainage. The property has a Council Tax rating of Band C