



## Cameo Cottage, 5 Big Yard, Itteringham, Norfolk, NR11 7AU

Guide Price £400,000

- CHARMING TWO BEDROOM COTTAGE
- LIVING ROOM WITH WOOD BURNING STOVE
- CLOSE TO LOCAL AMENITIES
- FRONT AND REAR GARDENS
- CHARACTERFUL FEATURES
- IDYLIC VILLAGE LOCATION
- KITCHEN DINER
- OFF ROAD PARKING

# 5 Big Yard, Itteringham NR11 7AU

A charming two bedroom cottage situated within the idyllic village of Itteringham. The property boasts characterful accommodation with two bedrooms, off road parking and delightful front and rear gardens.



Council Tax Band: A



## DESCRIPTION

This idyllic two bedroom cottage is tucked away within the quaint village of Itteringham, close to Blickling Hall and within walking distance to the shop and cafe. The property offers well presented and characterful accommodation with an entrance porch leading to the cosy living room with inglenook fireplace housing a wood burning stove, a kitchen/breakfast room with access to the rear garden, two bedrooms to the first floor and a family bathroom. Externally, the property boasts delightful cottage style front and rear gardens with an off road parking area.

## ENTRANCE PORCH

Timber framed barn style door to front, door to living room.

## LIVING ROOM

Dual aspect with windows to front and rear aspect, carpet, inglenook fireplace with wood burning stove, radiator, stairs to first floor.

## KITCHEN DINER

Fitted with a range of wooden fronted wall and base units, tiled flooring, space for free standing fridge freezer and separate freezer, oil fired Rayburn, timber door to rear garden.

## BEDROOM ONE

Double glazed window to front aspect, carpet, radiator, built in wardrobes.

## BEDROOM TWO

Window and Velux window to rear aspect, built in wardrobes, carpet, radiator.

## BATHROOM

Velux window to front aspect, bath with mains connected shower over, pedestal wash hand basin, WC, heated towel rail, vinyl flooring, radiator.

## EXTERNAL

To the front the property features a shingle parking area with space for two cars and a shed. The front garden is enclosed with a low level picket fence and gate, easy maintenance with a pathway leading to the front door, a range of mature shrubs and a lawn area. The rear garden is also enclosed and is laid to paving and shingle with a shed.

## AGENTS NOTES

This property is Freehold.  
Drainage via a sewage treatment plant.  
Mains water and electricity connected.  
Oil fired central heating.  
Council tax band: A

## LOCATION

Set in the heart of the beautiful Bure Valley, Itteringham is a picturesque Norfolk village surrounded by rolling countryside and peaceful lanes. The village features a local shop and café which is just a short walk from the property. There's also a village pub and plenty of riverside and country walks right on the doorstep.

Itteringham is just a short drive from Aylsham for a range of local amenities, including supermarkets, doctors and dental surgeries and plenty of places to eat and drink. Itteringham is well placed for the North Norfolk coast, Norfolk Broads, and Norwich.



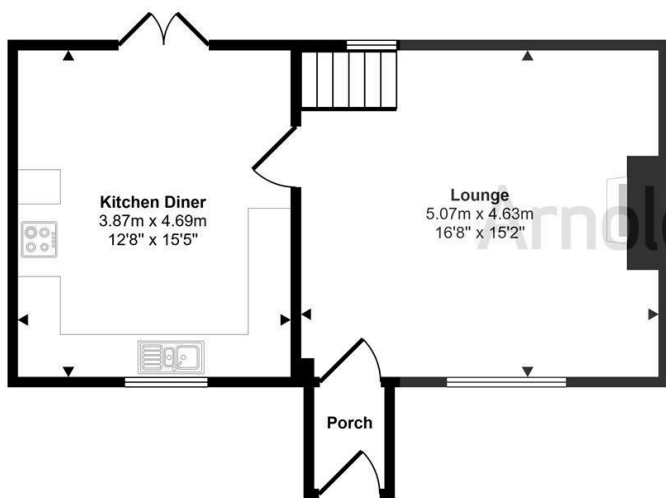
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 76                      |
| (55-68) D                                   | 57      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

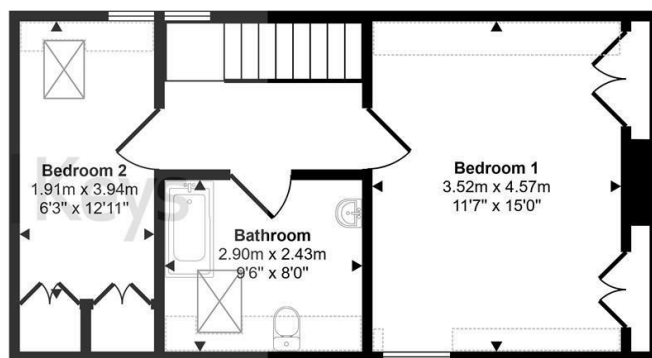
Approx Gross Internal Area  
86 sq m / 926 sq ft



Ground Floor  
Approx 44 sq m / 473 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 42 sq m / 453 sq ft

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

