

Arnolds | Keys



10 Halls Corner Lane, Hevingham, NR10 5NQ

Price Guide £275,000

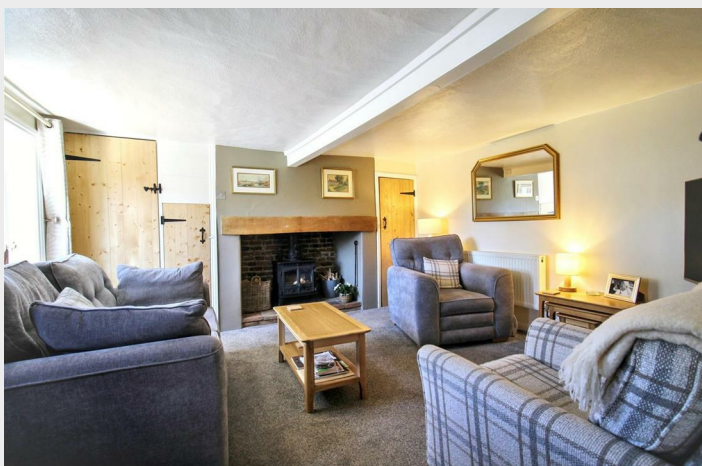
- CHARMING PERIOD COTTAGE
- DOUBLE GARAGE AND OFF ROAD PARKING
- UTILITY ROOM
- MODERN FITTED SHOWER ROOM
- DELIGHTFUL LANDSCAPED GARDEN
- SUMMER HOUSE WITH POWER
- KITCHEN/BREAKFAST ROOM
- POPULAR VILLAGE LOCATION

10 Halls Corner Lane, Hevingham NR10 5NQ

A charming two bedroom cottage situated within the popular village of Hevingham. The property boasts bright and characterful accommodation with a delightful enclosed garden with a summer house, double garage and off road parking.



Council Tax Band: B



DESCRIPTION

Believed to have been built in the early 1800's, this charming two bedroom cottage is ideally situated within the village of Hevingham, close to the market town of Aylsham and with easy access to the city of Norwich. The cottage boasts plenty of characterful features and comprises an entrance hall, utility room, modern fitted shower room, kitchen/breakfast room, home office, living room with inglenook fireplace and stairs leading to two bedrooms on the first floor. The delightful cottage style garden is a landscaped haven of established shrubs and flowers with a path winding through to the front door and a summerhouse offering the perfect spot to enjoy the views. The property is further benefitted from a driveway providing off road parking for two vehicles and access to the double garage.

ENTRANCE HALL

Composite door to rear entrance with windows to either side, solid oak flooring, radiator, airing cupboard.

UTILITY ROOM

Double glazed Velux window to rear aspect, wall and base units with timber worksurface over, inset one and a half sink and drainer, space and plumbing for washing machine and tumble dryer, space for free standing fridge/freezer, carpet, radiator.

SHOWER ROOM

Double glazed window to rear aspect, fitted with a walk in double shower with mains connected shower, vanity unit fitted with WC and wash hand basin, radiator, solid oak flooring, heated towel rail, extractor fan.

KITCHEN/BREAKFAST ROOM

A dual aspect room with double glazed window to side and front aspect, fitted with a range of wall and base units with four ring gas hob and cooker hood over, inset ceramic butlers sink, space and plumbing for dishwasher, radiator, carpet, loft access.

HOME OFFICE

Window to hallway, laminate flooring.

LIVING ROOM

Double glazed window to front aspect, inglenook fireplace with wood burning stove, built in storage cupboard, carpet, radiator, composite door to front entrance, stairs to first floor.

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator. Door to:-

BEDROOM TWO

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

EXTERNAL

To the front the property features a shingle driveway with space for two vehicles and access to the double garage which has timber fronted double doors, power, lighting and is boarded for further storage. A low lying gate leads to the garden which wraps around the side and rear of the property. The garden boasts borders of a variety of established shrubs and flowers with a paved pathway leading through and a summer house which has power and lighting.

LOCATION

Hevingham is a popular village which lies less than 5 miles South of the market town of Aylsham, offering a host of local amenities to include three supermarkets, doctors and dental surgeries, opticians and plenty of cafes and places to eat. The village is also less than 10 miles North of the City of Norwich and is on a bus route for added convenience. Hevingham itself offers a local pub/restuarant, a Primary School and offers a range of countryside and woodland walks including The Heath.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity, gas and water connected.

Council tax band: B



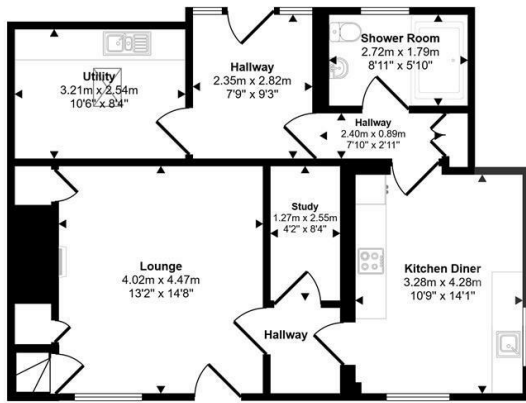
Viewings

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

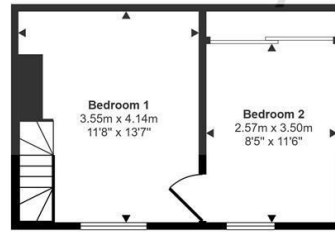
EPC Rating:

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 75 |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

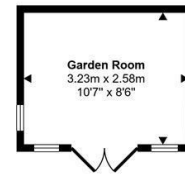
Approx Gross Internal Area
138 sq m / 1486 sq ft



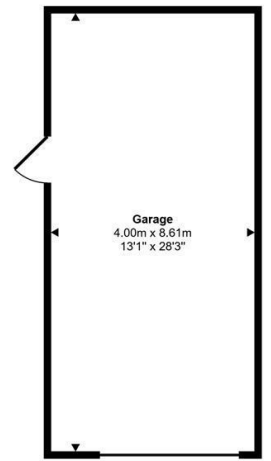
Ground Floor
Approx 69 sq m / 747 sq ft



First Floor
Approx 26 sq m / 279 sq ft



Outbuilding
Approx 8 sq m / 90 sq ft



Garage
Approx 34 sq m / 370 sq ft

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 560.

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.

