

# Arnolds | Keys



**Primrose Cottage Mill Street, Buxton, Norwich, NR10 5JE**

**Price Guide £225,000**

- CHARMING CHARACTERFUL COTTAGE
- BEAUTIFUL VIEWS TO THE RIVER
- POPULAR VILLAGE LOCATION
- SEPERATE DINING ROOM
- ORIGINAL FEATURES
- LIVING ROOM WITH INGLENOOK FIREPLACE
- TWO DOUBLE BEDROOMS

# Primrose Cottage Mill Street, Norwich NR10 5JE

A charming cottage ideally situated within the popular village of Buxton with beautiful views across to the river at the front and open countryside views to the rear. The property boasts well presented accommodation with plenty of character and a delightful courtyard garden.



Council Tax Band: B



## DESCRIPTION

Situated within the popular village of Buxton with views overlooking the river, this idyllic cottage offers beautifully presented and characterful accommodation with many original features including wooden beams and Norfolk pamment tiled flooring. Believed to have been built in the 1700's, the property comprises a lounge diner with inglenook fireplace forming a bright yet cosy room, a rear hallway leading to the dining room and kitchen. To the first floor are two bedrooms; including a spacious main bedroom enjoying wonderful views to the front, and a family bathroom to the first floor. The property features an enclosed courtyard garden which is ideally low maintenance with beautiful open views to the rear.

## LIVING ROOM

Composite door to front entrance, double glazed window to front aspect, inglenook fireplace housing wood burning stove, carpet, radiator.

## REAR HALLWAY

Slate tiled flooring, stairs to first floor, radiator.

## DINING ROOM

Double glazed window to rear aspect, tiled flooring, radiator.

## KITCHEN

Double glazed window to rear aspect, composite door to side entrance, fitted with a range of wall and base units with inset one and a half sink and drainer, space and plumbing for washing machine, Rangemaster gas double oven with 5 ring gas hob and cooker hood over, pamment tiled flooring.

## FIRST FLOOR LANDING

Carpet, airing cupboard.

## BEDROOM ONE

Two double glazed windows to front aspect, carpet, radiator, loft access.

## BATHROOM

Double glazed window with obscured glass to rear aspect, corner bath, shower cubicle with mains connected shower, WC, pedestal wash hand basin, carpet, radiator, extractor fan.

## BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

## LOCATION

Buxton is a charming and historic village in Norfolk, nestled in the picturesque Bure Valley and closely linked with the neighbouring village of Lamas, just across the River Bure. Surrounded by beautiful countryside and connected by scenic walking and cycling routes, including the Bure Valley Path and railway. The village itself features a range of local amenities, including a primary school, village hall, pub, and post office. Buxton is also located just under 10 miles from Norwich and 4.3 miles to the market town of Aylsham.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity, water and gas connected.  
Council tax band: B





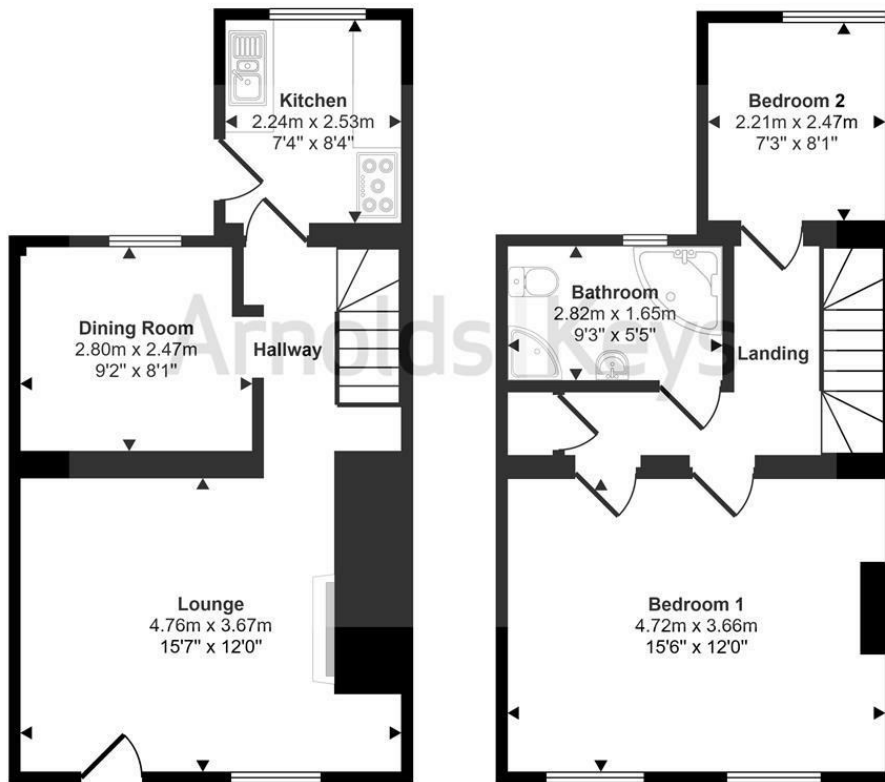
## Viewings

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

## EPC Rating:

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

Approx Gross Internal Area  
75 sq m / 803 sq ft



**Ground Floor**  
Approx 37 sq m / 400 sq ft

**First Floor**  
Approx 37 sq m / 403 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 360.

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.

