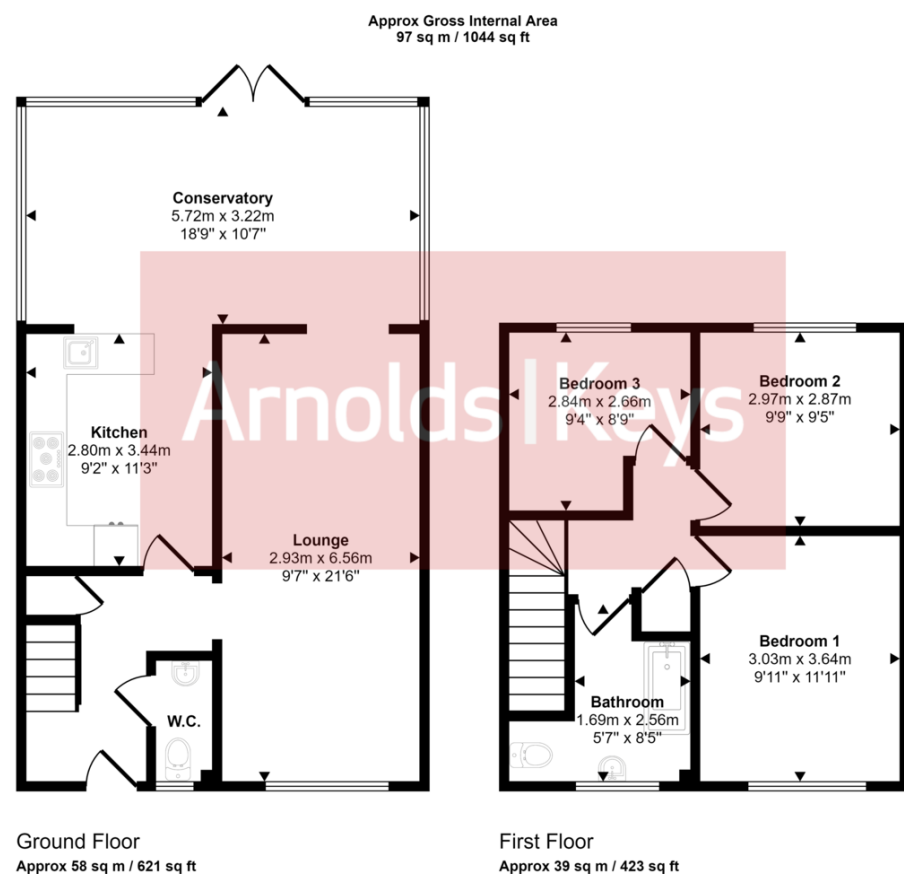




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



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.

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.

%office\_emailAddress\_rs%  
01263 738444

County 01263 738444  
City 01603 620551  
Coastal 01263 822373

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. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.



## Blackthorn House, Heydon Road, Corpusty, NR11 6QQ

£315,000

This modern detached property offers spacious accommodation in the desirable village of Corpusty. With a bright and airy sunroom overlooking the garden, and a moments walk from the school, this property makes the ideal family home.

- Detached House
- Three Bedrooms
- Sun Room
- Generous Garden
- Garage

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## Property Description

### BLACKTHORN HOUSE

This detached property located in the desirable village of Corpusty is a modern family home. Benefitting from three bedrooms, a generously sized garden and a bright and airy sunroom to the rear aspect. The property has been modernised to offer a contemporary kitchen and bathroom, and is located only a moments walk to the school.

### ENTRANCE HALL

Upon entering the property, you are welcomed into the entrance hall. Giving access to the kitchen and living room, as well as the downstairs WC. There is tiled flooring throughout and under stairs storage.

### LIVING ROOM

With a window to the front aspect, there is a large opening leading into the sun room. The living room has laminate flooring throughout.



### KITCHEN

The modern fitted kitchen comprises a mix of wall and base units, solid wood worktops, an inset ceramic sink, range cooker with extractor hood and under cabinet lighting. There is a tiled floor and built in appliances such as a dishwasher and fridge/freezer.

### SUN ROOM

Overlooking the rear garden and spanning the width of the house, the sun room flows into the kitchen and living room, with ample space for dining and seating. There are patio doors leading into the garden and laminate flooring throughout.

### WC

Fitted with a two piece suite including WC and hand wash basin. There is a small window to the front aspect.

### BEDROOM ONE

Overlooking the front aspect, the principal bedroom has laminate flooring throughout and is a generously sized double bedroom.

### BEDROOM TWO

Carpeted throughout and with a window overlooking the rear garden.

### BEDROOM THREE

Equally of a generous size to bedroom two, this room is carpeted throughout with a window to the rear aspect.

### BATHROOM

This modern bathroom is fitted with a three piece suite comprising bath with shower head, WC and hand wash basin and a tiled floor.

### GARDEN

The rear garden is mainly laid to lawn and bordered by shrubs, plants and hedging. Giving access to the detached garage with manual up and over door and leading out to the front of the property where there is parking for two vehicles.

### AGENTS NOTE

Oil Fired Central Heating  
Mains Drainage  
Mains Electricity Supply  
Mains Water Supply  
Freehold  
Council Tax Band - C  
Shared access to driveway