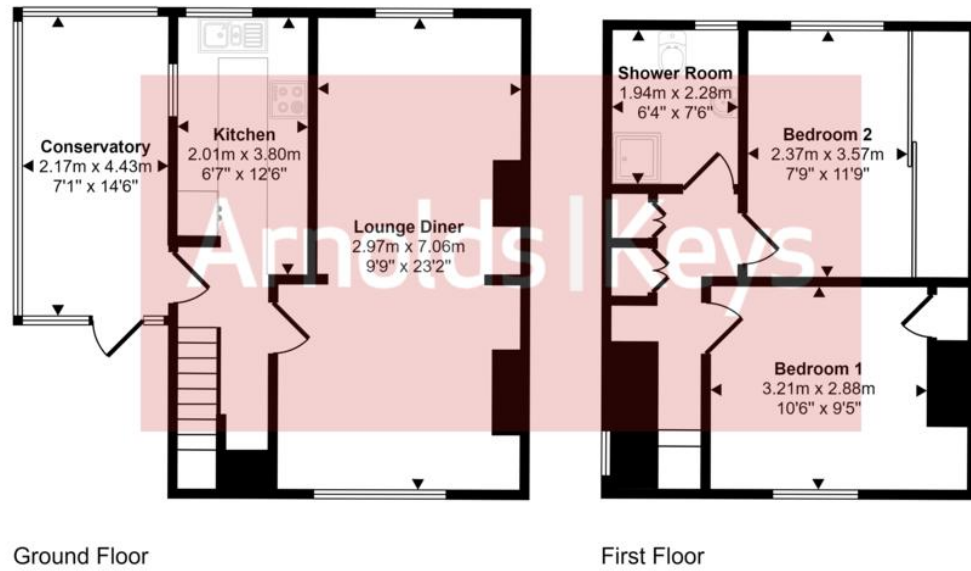




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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



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.



Enfield Cottage, Chapel Road, Roughton, NR11 8QP

Guide Price £275,000

Enfield cottage is an end terrace two-bedroom cottage set on the edge of the village of Roughton. A deceiving property sitting on a large garden of approximately 1/3rd of an acre (Subject to measured survey), with off road parking and various outbuildings and storage sheds. This cottage, which has the benefit of solid fuel central heating, has huge potential to extend (STP) and make a lovely family home, with off road parking.

- End Terrace Cottage
- Two Bedrooms
- Potential to Extend
- Large Garden & Outbuildings
- Conservatory

Roughton offers a village school, pub, fish and chip shop, petrol station with convenience store and post office. A bus service to the coast and city of Norwich passes through the village.

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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.



Property Description

CONSERVATORY

UPVC sealed unit double glazed windows and doors, TV point, radiator, door leading into the kitchen

KITCHEN

UPVC sealed unit window to the rear. A range of base units with wood effect work surface over, inset one half bowl sink unit with mixer tap, inset electric four ring hob, built in electric oven with extractor hood above. Provision for washing machine, dishwasher and fridge. Matching range of wall mounted cupboards. Vinyl floor covering, ceiling light point.

SITTING / DINING ROOM

Dual aspect room with UPVC sealed unit double glazed windows to front and rear, two radiators, carpet, two ceiling light points, feature fireplace housing large multi fuel stove with back boiler which provides the heating and hot water.



LANDING

UPVC sealed unit window to side. Carpet, ceiling light, double doors to Airing cupboard with shelving and immersion hot water cylinder, doors to bedrooms and bathroom.

BEDROOM

UPVC sealed unit double glazed window to the front, radiator, ceiling light point. Built in storage cupboard with shelving.



BEDROOM

UPVC sealed unit double glazed window to the rear. Carpet, ceiling light, built in wardrobes.

SHOWER ROOM

UPVC sealed unit double glazed window to the rear. Vinyl flooring, radiator, corner shower cubicle, low level WC, pedestal wash hand basin, ceiling light point.

OUTSIDE

The property has an enclosed front garden mainly laid to lawn with pathway to the front door. Patio seating area to the side. The garden to the rear is very long and has a range of various outbuildings, workshops and storage sheds, which the majority have power and light. A brick outhouse with working WC and wash hand basin. A large wood store, vegetable patch and gate leading to the rear vehicle access for off road parking. This is accessed from a lane to the side of the row of terraced houses, which give you vehicle and pedestrian right of way.

AGENTS NOTE

The property is Freehold. Has mains electric and water connected, septic tank drainage and holds a Council Band B

