

Arnolds | Keys



The Street, NR21 0AA
Offers Over £525,000



Property Features

- Offers Over £525,000
- Semi Detached Period Cottage
- Three Bedrooms
- Characterful Features
- Desirable North Norfolk Village Location
- Two Reception Rooms
- Converted Room Above the Garage
- Off Road Parking
- Brick Built Outhouse/Workshop
- Ground Floor Shower Room



A charming, 3-bedroom semi-detached period cottage boasting original, characterful features from exposed wooden beams to the delightful inglenook fireplace. Situated in a highly sought-after location just a short distance from the beautiful North Norfolk Coastline.

DESCRIPTION

Having been sympathetically extended over time this beautiful, period property offers spacious living accommodation teamed with original characterful features.

As you enter the property there is a ground floor shower room which has been recently re decorated and utility area - the perfect place to dry the dogs off after a walk in the countryside! There is a generously sized kitchen/diner featuring a 'Rangemaster' cooker. Leading from the kitchen there is a 'snug' room which could be a useful space for a home office if desired.

The living room features a delightful ingle nook fireplace housing a wood burning stove, exposed timbers and wooden flooring, making this room a particularly lovely and cosy place to relax. The internal doors have all been individually made and refitted by the current vendors, adding to the uniqueness of this property.

To the first floor there is a generous sized principal bedroom, two further rooms and a fully fitted family bathroom.

LOCATION

Hindringham is an idyllic village, just a short distance from the historical attraction of Hindringham Hall. Surrounded by beautiful countryside you are also just 6 miles from the beautiful North Norfolk Coast with stunning, award-winning sandy beaches such as Wells-next-the-Sea, Cley and Salthouse Marshes.



Ideally located between the popular Historic Market Town of Holt and the busy town of Fakenham hosting a range of local amenities, shops and good schools.

ENTRANCE HALL

Front entrance door. Tiled flooring. Doors to kitchen, utility room and downstairs shower room.

SHOWER ROOM

Tiled flooring continued. W/C. Walk in shower with electric wall mounted shower. Heated towel rail. Double glazed window to side aspect.







UTILITY ROOM

Tiled flooring continued. Oil fired boiler. Space for washing machine. Cupboard unit with stainless steel sink over. Double glazed window to rear.

KITCHEN

Tiled flooring continued. Fitted with wall and base units with work surface over housing sink. Electric 'Rangemaster' oven. Space for dishwasher. Radiator. Double glazed window to rear.

SNUG/DINING ROOM

Wooden flooring. Spiral staircase to first floor. Radiator. Access to pantry with lighting.

LIVING ROOM

Wooden flooring. Wood burning stove. Single glazed window to front aspect. Radiator. Second staircase leading to bedroom one.

FIRST FLOOR

LANDING

Wooden flooring throughout first floor. Double glazed sky light. Airing cupboard and separate storage cupboard.

BEDROOM ONE

Single glazed window to front aspect. Radiator. 'Coffin hatch' allowing for space for moving furniture between ground and first floor.

BATHROOM

Three-piece suite comprising bath, wash hand basin and W/C. Heated towel rail.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

OUTSIDE

Externally the property benefits from a driveway providing off-road parking for multiple cars with an electric car charging point.

There is a brick built outbuilding currently used as a workshop space with lighting and power supplied. The rear garden is beautifully maintained and backs onto the green - providing easy access for plenty of places to walk.

The garden hosts a feature pond, concrete base for a shed, vegetable plot area and wood store.

There is a detached garage with ample storage space and a converted room above which allows for extra living space if desired and with the correct permissions.

AGENTS NOTES

Council tax band: C (£1,348.40)

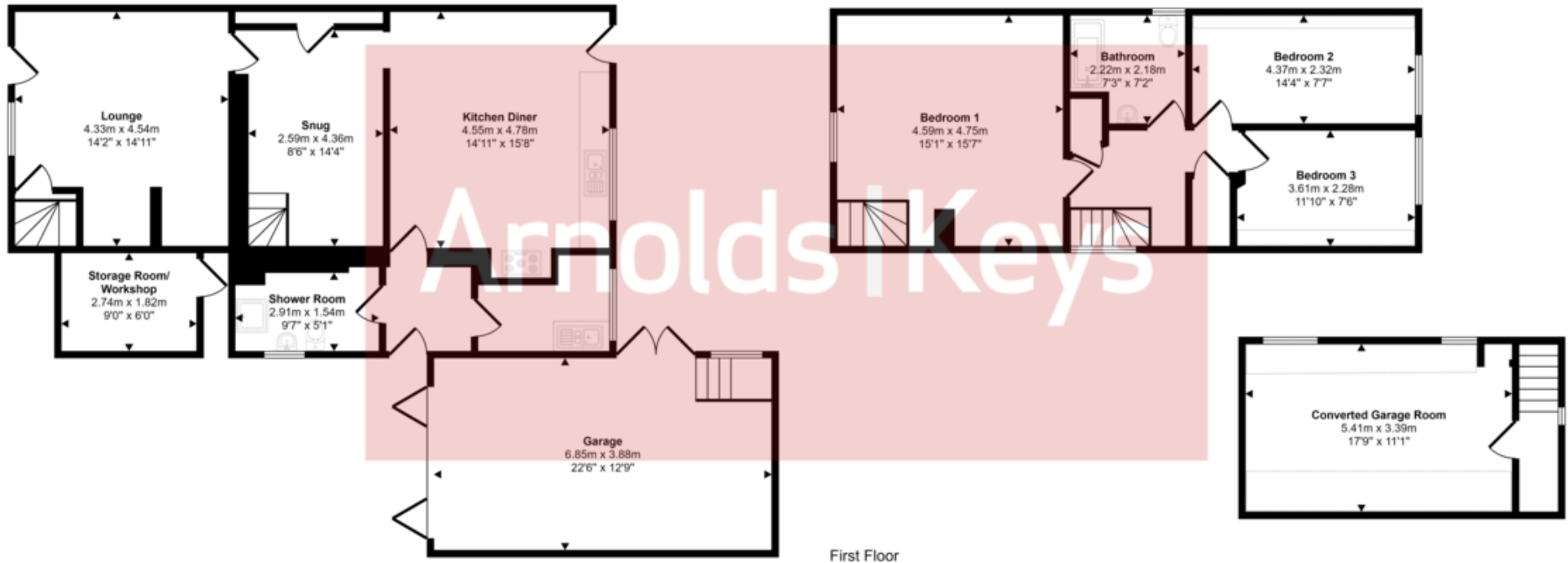
Oil fired central heating.

Mains electricity and drainage connected.

VIEWING

Strictly by appointment with Arnolds Keys Aylsham on 01263 738444.

Denotes head height below 1.5m



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		

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 Snuppy 360.

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. 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 Otway (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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Monday - Friday: 9am - 5.30pm
Saturday: 9am - 4pm

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