

Arnolds | Keys



4 Goughs Yard, The Street, Corpusty, Norwich, NR11 6QP

Price Guide £225,000

- No Onwards Chain
- Off Road Parking Space
- Popular Village Location
- Three Bedrooms
- Private Courtyard Garden
- Characterful Property

The Street, Norwich NR11 6QP

NO ONWARDS CHAIN A charming three bedroom home, ideally positioned at the end of a row of houses set back from the road with off road parking and courtyard garden.



Council Tax Band: B



DESCRIPTION

This characterful three bedroom home is ideally tucked away within the idyllic and popular village of Corpusty. The property boasts a beautiful but easy maintenance courtyard garden with off road parking to the side and would make an ideal first time buy or second home. As you first enter the home, to the right there is a welcoming, dual aspect living room which is a cosy space with an open fireplace. The kitchen/breakfast room over looks the side garden and a barn style door leads you into the courtyard garden. To the first floor there are three bedrooms and a family bathroom.

LOCATION

Goughs Yard is a row of terraced houses set away from the road, this home is situated at the end of the row furthest from the road. Corpusty is a popular, semi rural village with village shop/post office, pub which is within walking distance of the property and village school rated 'Good' by OFSTED. The village also lies between the two sought after Market Towns of Aylsham and Holt, both offering a wealth of local amenities including a doctors surgery, supermarkets, schools and plenty of places to eat. There is also a range of scenic local walking routes.

KITCHEN/BREAKFAST ROOM

Timber frame barn door to rear entrance leading to courtyard garden, two single glazed windows to the side aspect. The kitchen is fitted with a range of wall and base units with stainless steel sink and drainer. There is space and plumbing for washing machine, an under counter fridge and a walk-in storage cupboard housing freezer.

FRONT HALLWAY

Timber frame front door with single glazed window to side. Carpet floor.

LIVING ROOM

Dual aspect room with windows to front and rear. Open fireplace with brick surround and hearth and tile mantel. Carpet.

FIRST FLOOR LANDING

Single glazed window to the rear, night storage heater and carpet.

BEDROOM 1

Window to the rear, carpet.

BEDROOM 3

Window to the rear, carpet.

BATHROOM

Suite comprising bath with electric 'Triton' shower over, sink and WC. Wall mounted heater and carpet. Window to the side.

BEDROOM 2

Dual aspect with windows to the front and side. Built-in storage cupboard and airing cupboard with shelves. Carpet.

EXTERNAL

The property enjoys its own private courtyard garden to the rear which is mainly laid to patio with a border of shrubs and mature trees. To the side of the property there is an off road, brick weave parking space which can be access via the shared driveway.

AGENTS NOTES

This property is currently unregistered. Mains drainage, water and electric connected. Council tax band: B (01 229 72)





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			
(55-68) D			
(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
58 sq m / 622 sq ft



Ground Floor
Approx 29 sq m / 311 sq ft

First Floor
Approx 29 sq m / 311 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 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. 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 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.