

Arnolds | Keys



Whistle Stop, The Green, Aldborough, Norwich, NR11 7AA

Guide Price £385,000

- No Onwards Chain
- Three Bedrooms
- Off Road Parking
- Overlooking the Green
- Characterful Cottage
- Bathroom and Separate WC
- Desirable Village Location
- Two Reception Rooms

The Green, Norwich NR11 7AA

* NO ONWARDS CHAIN* A charming three bedroom cottage positioned in the heart of the highly sought after village of Aldborough over looking The Green.



Council Tax Band:



DESCRIPTION

Occupying an enviable position overlooking The Green in Aldborough, 'Whistle Stop' is a charming three bedroom cottage boasting off road parking, an enclosed rear garden and characterful accommodation.

Internally the property features beautifully presented accommodation to include a front entrance hall, dining room, kitchen, a multi aspect living room with wood burning stove and patio doors in to the rear garden, three bedrooms, family bathroom and a separate cloakroom. The property is currently run as a successful holiday let, therefore offering an ideal investment opportunity.

LOCATION

Aldborough is a popular village positioned between the sought after Coastal Town of Cromer and Market Town of Aylsham. The village offers a shop with post office, pub, pre-school, primary school and community centre.

HALLWAY

Timber framed door to front entrance. Tiled flooring, built in storage cupboard.

DINING ROOM

Laminate flooring, built in storage cupboard, fireplace with tiled hearth housing an electric wood burner, electric wall mounted heater. Open to;

KITCHEN

Timber framed door to rear, double glazed window to rear, tiled flooring. Fitted with a range of wall and base units with timber worktop over housing ceramic butler sinks. Space and plumbing for a dishwasher and washing machine, space for an electric double oven with extractor fan over. Space for a free standing fridge/freezer. Door to;

BATHROOM

Single glazed window to rear with obscured glass. Fitted with a four piece suite comprising bath, single corner shower cubicle with mains connected shower, WC and wash hand basin. Extractor fan and electric heated towel rail.

LIVING ROOM

A dual aspect room with double glazed window to front and timber framed double doors into rear garden, two electric wall mounted heaters, laminate flooring.

FIRST FLOOR

LANDING

Carpet flooring, electric heater. Doors to all rooms.

CLOAKROOM

Fitted with a WC and wash hand basin, electric heated towel rail, extractor fan.

BEDROOM THREE

Double glazed window to rear, carpet flooring, two built in storage cupboards, electric heater.

BEDROOM TWO

Double glazed window to rear, carpet flooring, electric heater, built in storage cupboard.

BEDROOM ONE

Double glazed window to rear with carpet flooring, feature fireplace and tile hearth with decorative mantel over, electric wall mounted heater.

EXTERNAL

The property is approached via a shingle laid driveway accessed via double iron gates to the front and also benefits from a further parking space to the rear. The rear garden is fully enclosed and is half laid to lawn, partly shingled and features a decked area, shed and a summer house.

AGENTS NOTES

This property is Freehold.

As the property is registered as a business it is currently unregistered for council tax.

Mains drainage and electricity connected.





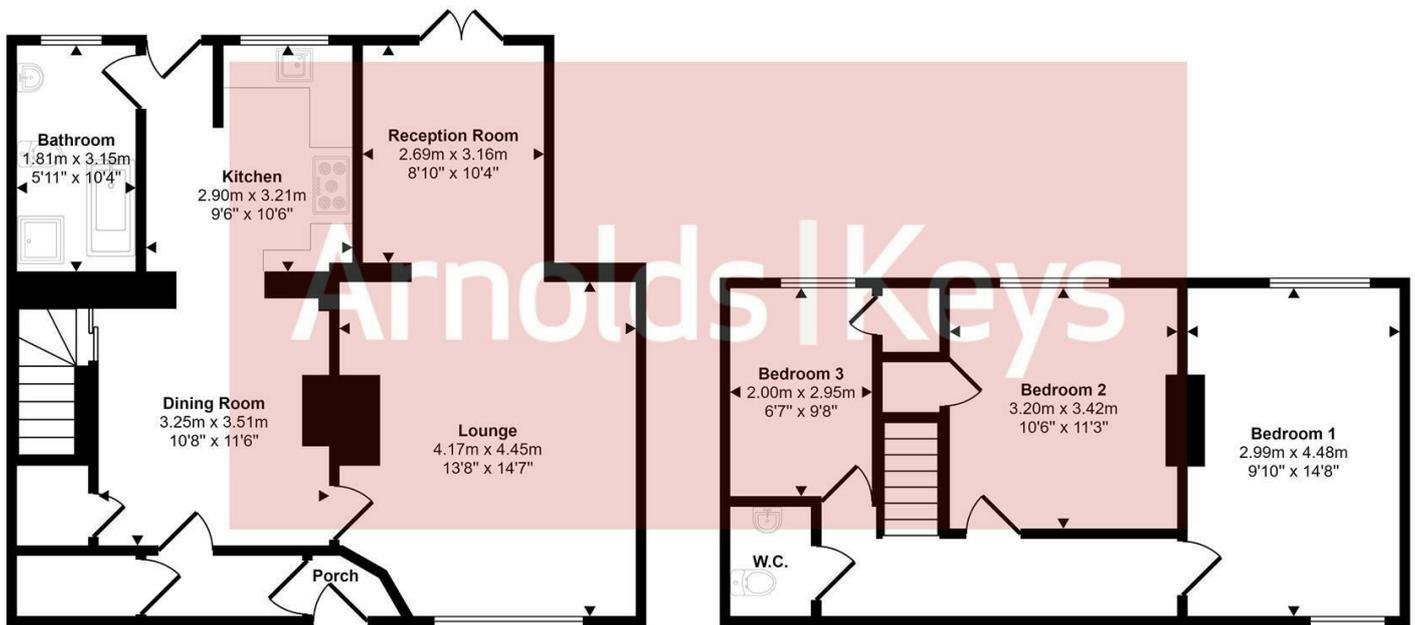
Viewings

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		79
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
108 sq m / 1160 sq ft



Ground Floor
Approx 66 sq m / 705 sq ft

First Floor
Approx 42 sq m / 455 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 are 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.