

Arnolds | Keys



My Holme The Street, Swanton Abbott, Norwich, NR10 5DU

Guide Price £300,000

- CHARACTERFUL COTTAGE
- GENEROUS FRONT AND REAR GARDENS
- IDYLIC VILLAGE LOCATION
- TWO RECEPTION ROOMS
- SEMI DETACHED
- OFF ROAD PARKING
- TWO BEDROOMS
- ORIGINAL FEATURES

My Holme The Street, Norwich NR10 5DU

NO ONWARD CHAIN This charming period cottage nestled in the picturesque village of Swanton Abbott boasts a unique blend of characterful features with a generous sized plot and ample off road parking. Whilst the property does require updating it allows for an ideal opportunity to really make this home your own.

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Council Tax Band: B



DESCRIPTION

Ideally situated on a quiet road within the popular village of Swanton Abbott this characterful cottage offers the perfect blend of rural, period charm whilst lying approximately 5 miles from the town of Aylsham, North Walsham and the village of Coltishall.

The property offers generous grounds, perfect for the keen gardener. With beds for potential vegetable plots and plenty of space to relax or entertain, the large garden offers a peaceful retreat within the countryside. A shingle driveway allows for off road parking for multiple vehicles whilst the garage provides plenty of storage. Internally the property boasts many original, characterful features from wooden beams, doors and the original staircase. Having been extended over time the property offers two reception rooms, kitchen/breakfast room, bathroom and two double bedrooms.

ENTRANCE PORCH

Timber framed door to front. Single glazed windows to side and rear elevation, carpet flooring.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear, fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, space for an electric oven with electric hob over, space for a free standing fridge/freezer, space and plumbing for a washing machine, pantry storage cupboard fitted with shelving units, radiator and tiled flooring.

BATHROOM

Two double glazed windows with obscured glass to front elevation, fitted with a bath, WC and wash hand basin, airing cupboard fitted with shelving units, radiator, tiled flooring.

HALLWAY

Carpet flooring, radiator, large built in storage cupboard with shelving units.

SECOND RECEPTION ROOM

Double glazed window and UPVC double glazed door to rear, carpet, radiator.

LIVING ROOM

Three double glazed windows to front elevation, fireplace with brick surround; currently boarded up but can be reopened), carpet flooring, radiator, stairs to first floor.

FIRST FLOOR LANDING

Carpet flooring, doors to both rooms;

BEDROOM ONE

Double glazed window to rear, carpet, radiator.

BEDROOM TWO

Double glazed window to front, carpet, radiator.

EXTERNAL

The property is approached through a double wrought iron gate giving access to the shingle driveway providing ample off road parking. To the front there is a cottage style garden which is laid to lawn with multiple mature shrubs and flowers, including a rose bush and magnolia tree. To the rear the mature garden features lawned and patio areas with beds for growing vegetables if desired and an array of shrubs and flowers. There is a shed, external tap and a garage with timber framed doors and a power supply,

AGENTS NOTES

This property has a flying Freehold.

Oil fired central heating.

Mains drainage, electricity and water connected.

Council tax band B (North Norfolk).



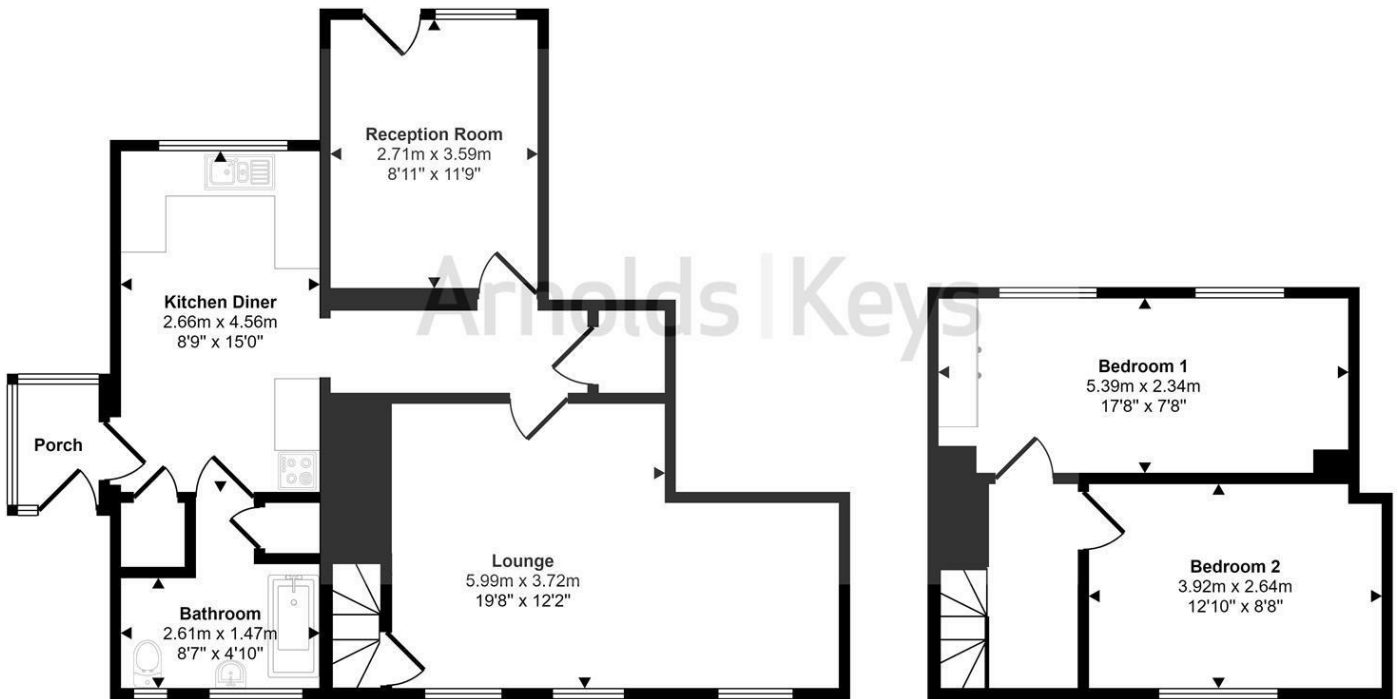
Viewings

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			82
(69-80) C			
(55-68) D		48	
(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
90 sq m / 969 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.

