



**Richmonds, Norwich Road, Corpusty, NR11 6QD**

**Guide Price £345,000**

- LIGHT AND WELL PRESENTED DETACHED BUNGALOW
- DETACHED SINGLE GARAGE
- VERSATILE ACCOMMODATION
- BEAUTIFULLY MAINTAINED REAR GARDEN
- AMPLE OFF ROAD PARKING
- BAY FRONT LIVING ROOM WITH WOOD BURNING STOVE
- CONSERVATORY
- IDYLIC VILLAGE LOCATION

# Richmonds, Norwich Road, Corpusty NR11 6QD

A beautifully presented detached bungalow nestled within the idyllic village of Corpusty, boasting an attractive rear garden with a garage and ample off road parking to the front. The home offers light and versatile accommodation with three bedrooms and two reception rooms.



Council Tax Band: D



## DESCRIPTION

Nestled within the idyllic village of Corpusty, this versatile three bedroom detached bungalow offers light and beautifully presented accommodation. The property boasts generous off road parking to the front with access to the detached single garage and an attractive landscaped, mature rear garden which is South West facing. Internally the home offers a convenient front porch which leads to a spacious entrance hall, a dual aspect living room with wood burning stove and bay window, kitchen with side access, modern shower room, three bedrooms and a conservatory.

## LIVING ROOM

Dual aspect with double glazed window to side and bay window to front, two radiators, wood burning stove with stone tiled hearth and mantle, carpet.

## KITCHEN

Double glazed window to side aspect, uPVC door to rear, wall and base units with inset one and a half ceramic sink and drainer, space and plumbing for washing machine, space for free standing fridge freezer, integrated electric oven and integrated microwave, electric Neff induction hob with cooker hood over, integrated dishwasher, vinyl flooring.

## HALLWAY

Double glazed window to side aspect, built in cupboard, radiator, carpet.

## SHOWER ROOM

Two double glazed windows with obscured glass to side aspect, fitted with a three piece suite comprising walk in shower cubicle with electric power shower, vanity unit with inset wash hand basin and WC, radiator, vinyl flooring, extractor fan, heated towel rail.

## BEDROOM TWO

Double glazed window to rear aspect, built in wardrobes, carpet, radiator.

## BEDROOM ONE

Dual aspect room with double glazed window to front and rear aspect, carpet, radiator.

## BEDROOM THREE/HOME OFFICE

Double glazed French doors to conservatory, carpet, radiator.

## CONSERVATORY

Double glazed windows, uPVC door to garden, tiled flooring, radiator.

## EXTERNAL

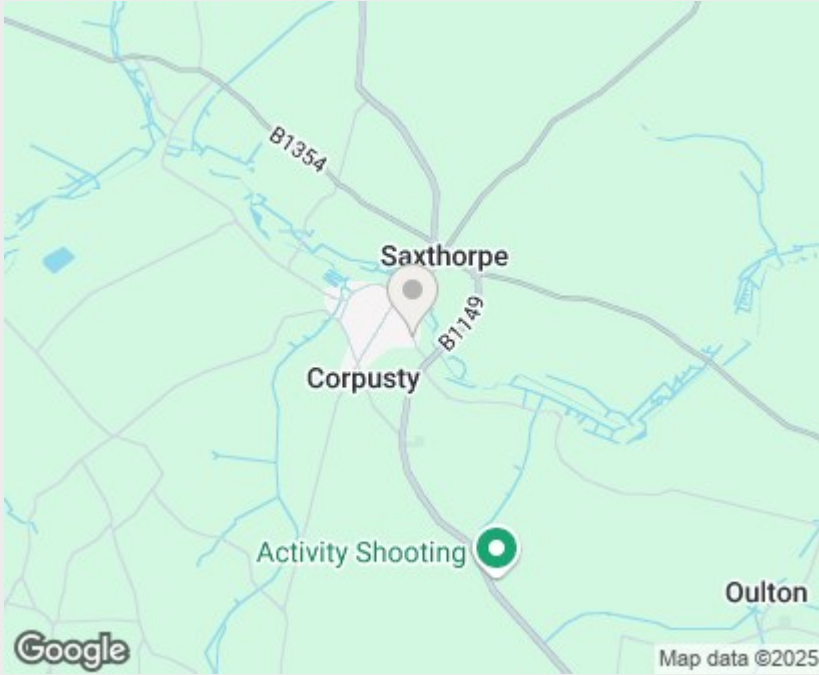
To the front the property is a tarmac driveway which offers ample off road parking with access to the single garage which has an up and over door, power and lighting. There is a patioed and partially enclosed area by the front door with a magnolia tree and a gate leading through to the rear garden. The garden is raised with steps leading up to lawned areas surrounded by a variety of shrubs, flowers and trees with a shingle area for further seating.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, water and electricity connected.  
Oil fired central heating.  
The property also features 8 PV Panels.  
Council tax band: D

## LOCATION


Corpusty is an idyllic village offering a village school, pub, shop and post office. The village is located 5 miles north west of the market town of Aylsham and 16 miles north of the city of Norwich. Corpusty boasts a range of local countryside walks and is approximately 10 miles from the beautiful North Norfolk Coastline.

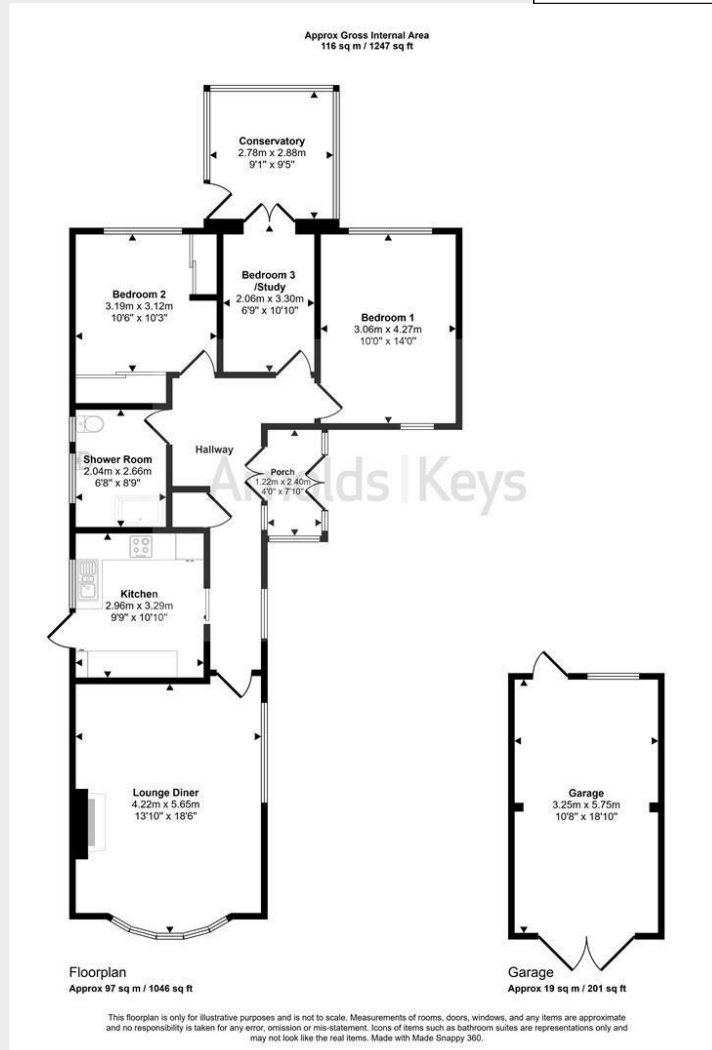


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

