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Barford . Norwich . NR9 4BD

Guide Price £265,000

A BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED COTTAGE, SET BACK FROM THE ROAD WITH A LONG DRIVEWAY AND AN ENCLOSED WEST FACING REAR GARDEN

DESCRIPTION Crispin Cottage has been thoughtfully renovated to a high standard, whilst retaining a cosy cottage feel with pamment tile floors through the kitchen/diner, utility room with an integrated slimline dishwasher and the bathroom which also has Moroccan style wall tiling and a rain head shower above the bath. There are good quality fitted carpets up the stairs, landing and in both bedrooms. The main bedroom is particularly spacious and the exposed brick chimney breast is a lovely feature. The property has an oil fired central heating system with some period style radiators, Hive Smart thermostat and UPVC double glazed windows and doors. The west facing rear garden is low maintenance and a great space for entertaining. Only by inspection can the quality and character of this delightful cottage be fully appreciated and viewing is highly recommended.

LOCATION Barford is a popular village located around 8 miles west of Norwich. Local amenities include a primary school, village hall & social club and a farm shop. There is easy access from here to Wymondham, which has extensive shopping facilities, and also to the A47 Norwich southern bypass, University of East Anglia, the Norfolk & Norwich University Hospital and the Norwich Research Park. This property is also ideally situated for access to some good golf courses.



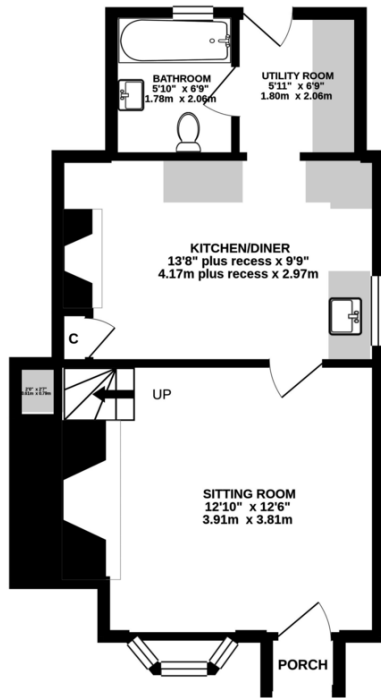
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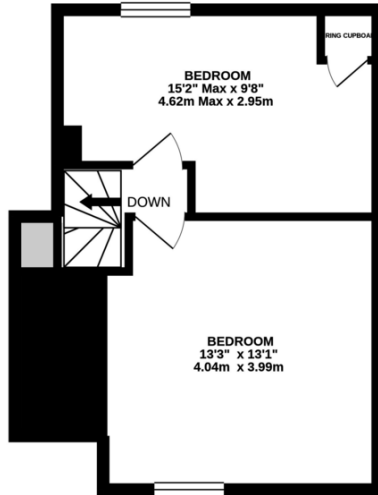
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GROUND FLOOR
411 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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 £125. 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 £200. Arnolds Keys recommend Hadley and Ottaway (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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