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The Coach House . Vicarage Lane
Tunstead . NR12 8HS

The Coach House forms part of a pair of period two storey semi-detached houses, one comprising two-bedroom accommodation, the other three bedrooms, part of this small development of converted farm buildings in a lovely idyllic rural setting, not far from the village of Tunstead and with excellent access to the Broads network, Wroxham, the beautiful North Norfolk coast and the city of Norwich.

The properties have been finished to a high standard and offer generous accommodation and are currently let for holiday occupation.

Part glazed wood panel front door leading to large living room, 23'9" x 15'11" with open fireplace with timber surround and mantel, electric heaters, double aspect room with sealed unit double-glazed windows to the side rear and double-glazed French doors leading on to the rear garden, stairs proceeding to the first floor, opening to the kitchen and door leading to shower room. The kitchen is well fitted with work surface, base and eye level units with built in electric hob and oven, integrated dishwasher and plumbing for automatic washing machine. Integrated fridge and freezer, ceramic tile flooring. The ground floor accommodation is completed with a shower room with corner shower cubicle, electric shower, wash hand basin and WC.

The first floor landing offers a light and airy space and exposed beams. Both Bedrooms 1 and 2 are generous double rooms with electric radiator heaters, double-glazed windows respectively to the side and front and both feature exposed beams. The third bedroom, still a double room features double-glazed Velux window to the rear and exposed ceiling beams. The accommodation on the first floor is completed by a family bathroom with white suite, comprising panel sided bath, wall mounted electric shower, pedestal wash hand basin, WC and practical ceramic tile flooring.

The outside space features nearby adjacent car parking, space for two cars, an enclosed paved the shingled rear garden.



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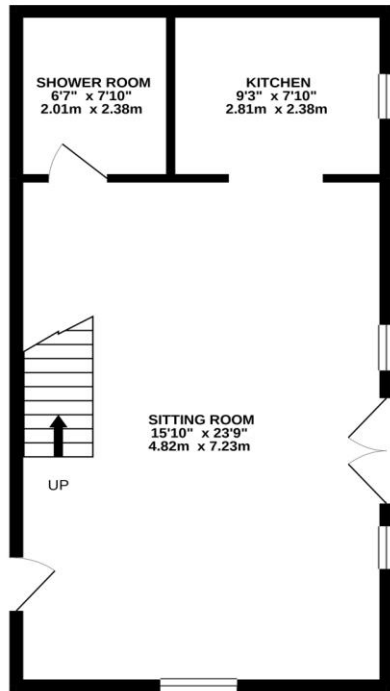
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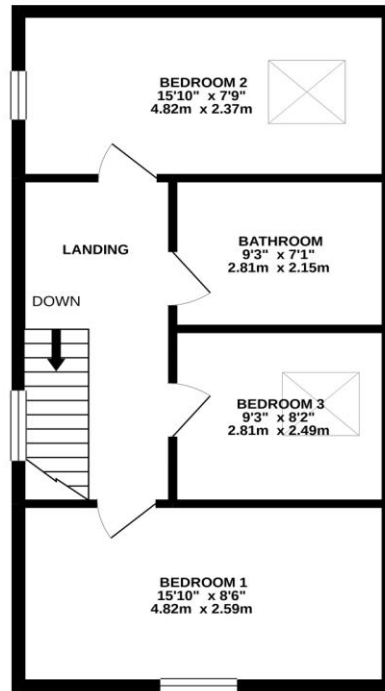
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GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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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Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

AGENTS NOTES:

The properties are currently run as holiday lets which are booked until October so completion would be after that date by arrangement.

The services are due to be split to the individual properties as opposed to shared, these works are scheduled to happen in October. Further details available at the agent's office.

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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