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The Street . Sustead . NR11 8RU

Guide Price £300,000

SPACIOUS FOUR BEDROOM SEMI DETACHED FLINT & BRICK COTTAGE SITUATED IN A QUIET VILLAGE LOCATION

ACCOMMODATION

The property benefits from an attractive external appearance with the original part of the property completed with flint and the extension a brick finish. Internally the property offers excellent space but does need some refurbishment and completing of some works.

As you enter through the front door, you are greeted with an entrance porch and hall with stairs to the first floor. To the right of this is the extended reception room, which has created a generous sized sitting room with dual aspect windows and French doors. There is also a feature log burning stove which also includes a back boiler to heat the radiators and water within the property.

To the left of the entrance hall is an unfinished room which would make a perfect dining/family space and as it is connected to the kitchen, could potentially be opened-up to create a stunning kitchen/diner/family room. This room offers a lot of light and has multiple roof windows and further windows and French door to front. You then enter the original sitting room, which is now being used as a further snug and benefits from a further log burner. Beyond this room is a family bathroom which is fitted with a three-piece suite comprising bath, wash hand basin and w.c. The ground floor is completed with the kitchen which offers a range of units with work surfaces over and space for appliances.

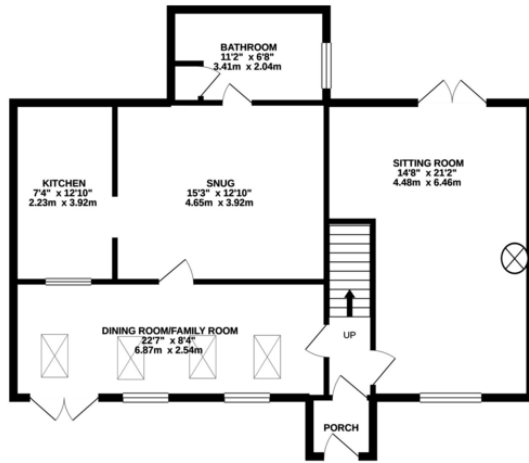
Going to the first floor, you have further spacious accommodation with four well proportioned bedrooms and an en-suite shower room to the principal bedroom. Currently bedroom 4 is accessed via bedroom 1, but this could easily be separated by a partition, if desired.



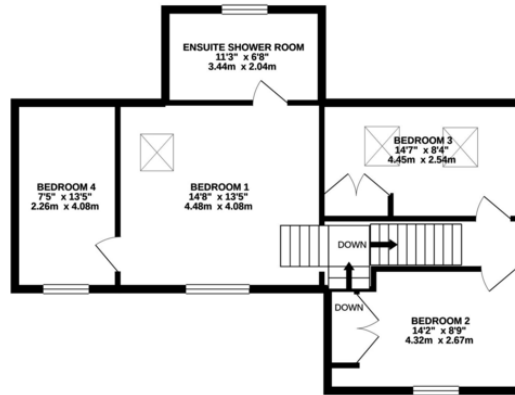
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GROUND FLOOR
884 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.5 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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EXTERNALLY

To the rear of the property and accessed through the sitting room is a private courtyard garden area and further storage. There is side access that leads to the front garden and off-road parking. The external space is very low maintenance, which could make this property an ideal holiday home.

LOCATION

The village of Sustead is just 4 miles from the ever-popular seaside town of Cromer, making this an ideal holiday home. The city of Norwich is approximately 18 miles from the village.

AGENTS NOTE

The property is on mains electricity and water and septic tank which was last emptied in 2017. The property has right of way access across the front to the property and drive.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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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