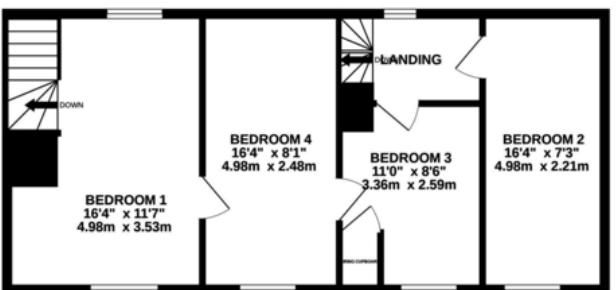


GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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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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 £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. 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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County	01263 738444
City	01603 620551
Coastal	01263 822373

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



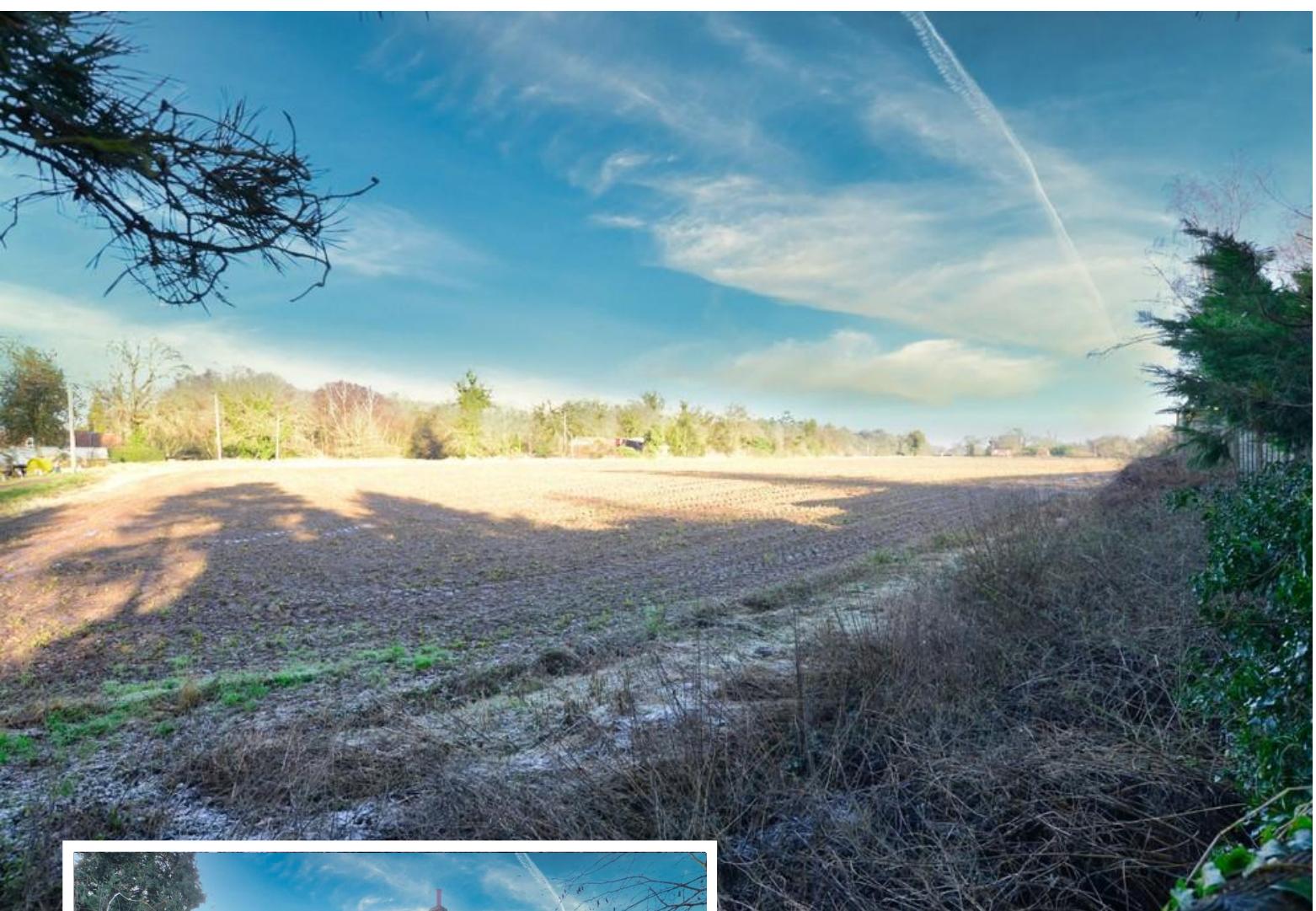
Frankfort, Sloley

Offers In Excess Of £275,000

A fabulous opportunity to purchase this characterful semi-detached cottage situated in a semi-rural location bordering open fields and being sold with the further benefit of no onward chain.

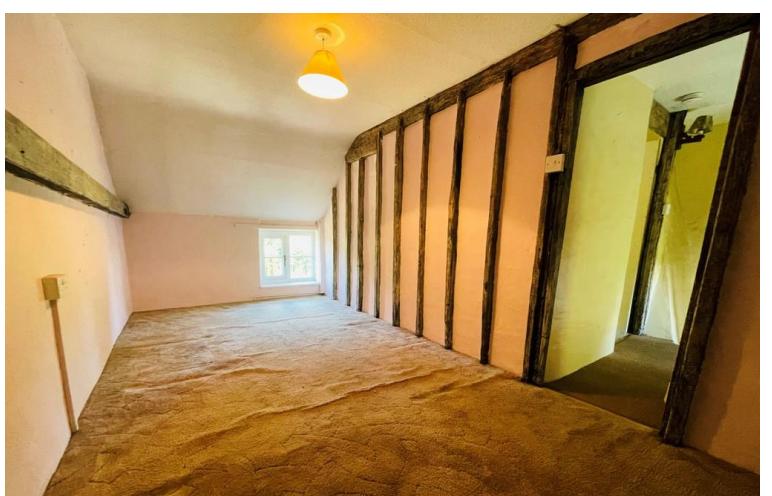
- Semi Detached Home
- Character Property
- Four Bedrooms
- Dual Aspect Sitting Room
- Kitchen/Diner With Multi Fuel Burner
- Generous Rear Garden
- Field Views To The Side
- No Onward Chain
- Quiet Village Location

Hayne Cottage, Frankfort, Sloley



Property Description

A deceptively spacious and characterful cottage situated in a rural setting on the edge of this idyllic village. You approach the property through a picket gate which leads to a front garden laid to lawn and further gate to the rear garden.



The hall leads to the family bathroom which is fitted with a three piece suite in white comprising bath, wash hand basin and w.c. and completed with tiled flooring. The hall then leads to the main reception room, which is a generous size and further benefits from dual aspect windows to both the front and rear and further electric flame effect fireplace. There is also access to a second staircase leading to the first floor. A further door then leads to a store room, which has space for fridge/freezer and washing machine with further door to the front garden.



Going to the first floor, the space this home offers continues to impress. Off the landing you have access to 2 bedrooms and a door in bedroom 4 that leads to the third bedroom. This room also connects to the principal bedroom, so could be used as a dressing room or study space. Bedroom 1 is a generous size double room with exposed beams and staircase leading to the sitting room.

Outside, to the rear, the enclosed garden is a fantastic space where you feel in the middle of the countryside. Mainly laid to lawn with shrub planting, hedging and mature trees. The garden borders open fields which gives the garden even more sense of space.

LOCATION

Frankfort in Sloley a small and unspoilt rural hamlet about a mile from the village of Worstead, a most attractive conservation village famous for its fine 14th century church. You will also find a highly regarded village school in Worstead, as well as a gastro pub and train station, which benefits from a direct line to Norwich.

The property is just over 5 miles from the market town of North Walsham, also with a direct rail service to Norwich. There are a variety of shops and facilities, including supermarkets.

The cathedral city of Norwich, is located about 12 miles to the south, which as well as a range of amenities, it also provides good transport links with a direct line to London Liverpool Street.