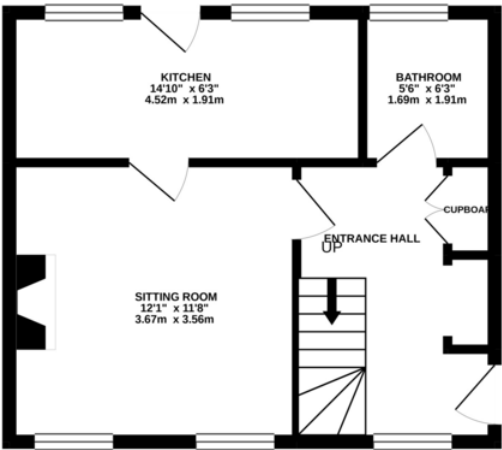
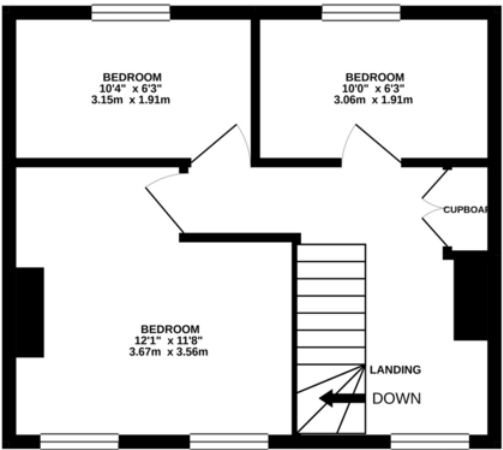


Score	Energy rating	Current	Potential
92+	A		117 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.5 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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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 are 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.



Bradfield Road, Swafield, NR28 0QT

Guide Price £280,000

Located on the edge of this quiet village is a detached flint cottage which has excellent potential to extend and renovate to create a stunning home. The property is set on a generous plot with views of open fields to the front and rear and further benefits from no onward chain.

- Detached Home
- Period Flint Cottage
- Three Bedrooms
- No Onward Chain
- Generous Plot
- Quiet Location
- Potential to Extend (STPP)
- Stunning Views
- Edge of Village Location
- First time available to the market in 30 years

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Property Description

DESCRIPTION

Stone Cottage is situated on the edge of the popular village of Swafield and is being sold with the benefit of no onward chain. The property is set on a generous plot, with the potential to extend (STPP). Internally, the property does require updating but would make a fantastic home with accommodation comprising sitting room, kitchen/breakfast room, ground floor bathroom and three bedrooms.

GROUND FLOOR

ENTRANCE HALL

Door to front, double-glazed window to front aspect, electric storage heater, airing cupboard with hot water cylinder, stairs to first floor.

KITCHEN/BREAKFAST ROOM

Door to rear, two double-glazed windows to rear, fitted with a range of wall and base units with work surface over housing sink and drainer unit, electric storage heater, tiled flooring.



SITTING ROOM

Two double-glazed windows to front aspect. Electric storage heater, wood burning stove.

BATHROOM

Double-glazed window to rear aspect, fitted with three piece suite comprising bath with shower over, wash hand basin and WC, tiled walls.

FIRST FLOOR

LANDING

Double-glazed window to front aspect, loft hatch, electric storage heater, fitted cupboard.

BEDROOM 1

Two double-glazed windows to front aspect, electric storage heater.

BEDROOM 2

Double-glazed window to front aspect.

BEDROOM 3

Double-glazed window to front aspect.

OUTSIDE

The property benefits from a large frontage which is mainly laid to lawn, gated entrance leading to ample off road parking. To the side and rear of the property there are a number of brick built outbuildings.

AGENTS NOTE

We understand the property will be sold freehold. Connected to mains electricity, water and septic tank drainage.

