



3 Glaven View Cottages, Thornage

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### 3 Glaven View Cottages

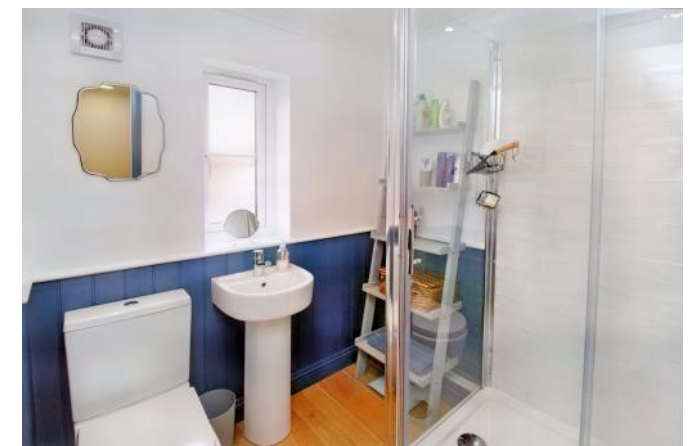
Thornage, Norfolk NR25 7QW

Holt 3 miles, North Norfolk Coast 5 miles

Norwich 20 miles

A traditional brick and flint character 3 bedroom semi-detached cottage situated on the edge of this popular village just 3 miles from Holt and 5 miles from the Heritage coast. A particular feature of the property is the wonderful open rural view over the adjoining Glaven Valley.

**GUIDE PRICE £315,000**



## The Property

Enjoying views over the Glaven Valley, the property offered for sale is an immaculately presented flint and brick under a pantile roof character style property constructed in 1994 by renowned local builder, Michael Macnamara. The accommodation briefly comprises an entrance hall, a good size sitting room with an open fireplace housing a wood burner, a well fitted out kitchen and a cloakroom on the ground floor. On the first floor, a landing leads to three bedrooms and a bathroom. The property enjoys the benefit of modern electric radiators, coved ceilings and UPVC sealed unit windows and doors. Outside, the property has one off street parking space and a single bay cart shed for additional parking. To the front of the property is a small front garden and directly behind is a further enclosed and very private garden rear garden. This property is being sold with no onward chain.

## Location

Thornage is a pretty rural village around three miles from the market town of Holt. The town of Holt comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coast is around four miles distant with Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles away from where there is a fast rail service to London Liverpool Street and Norwich Airport has direct flights to many major cities.

## Directions

From Holt High Street proceed to the Norwich Road and at the roundabout take the third exit where signposted to Dereham. After around three miles you will enter the village of Thornage. The entrance to Glaven View Cottages will be found on the left. Proceed into the development and No 3 will be found on you right hand side.

## Accommodation

Covered entrance canopy and front door, leading to –

### Entrance Hall

Staircase to first floor, modern electric radiator, fitted cupboard, coat pegs, mains smoke alarm, telephone point. Tiled floor.

### Sitting Room /Dining Room (15'9 x 13')

Open fireplace housing a wood burner, television point, modern electric radiator. Patio doors leading to the rear garden.

### Kitchen (11'9 x 9')

Fitted range of base and wall units with working surfaces over, inset single drainer sink unit with mixer tap over, tiled splashbacks, fitted electric oven and electric surface hob, extractor fan, tiled splashbacks, plumbing for automatic washing machine. Range of matching wall units, inset ceiling spotlights, pamment floor.

### Cloakroom

Low level wc, washbasin, tiled splashbacks, extractor fan. Tiled floor.

### First floor landing

Airing cupboard with factory lagged hot water tank, fitted shelving, access to loft.

### Bedroom One (12'6 x 8'10)

Convector heater, telephone point, fitted wardrobe.

### Bedroom Two (9'1 x 7' plus door well)

Convector heater, television point, fitted wardrobe.

### Bedroom Three (9' x 6'5)

Convector heater, ceiling spotlights, Velux window.

### Bathroom

Low level wc, washbasin, tiled shower cubicle with Mira sport shower. Half timber walls.

## Outside

The property is approached over a shingle driveway that leads to a open fronted cart shed. No 3 has one bay for parking (16' x 8'). There is also a parking space in front of the property. To the front of the house is a small front garden enclosed by low brick walling topped by iron railings. A pathway leads down the side of the property to the rear. The private rear garden comprises a lawn, inset flower and shrub beds and a wooden garden shed, all being enclosed by wooden panelled fencing.

## General Information

**Tenure:** Freehold.

**Services:** Mains water and electricity, drainage is via a shared septic tank.

**Council Tax Band:** Band D (£2043.24— 2022/23)

**Local Authority:** North Norfolk District Council, 01263 513811.

**Energy Performance Certificate:** Band D.

**Viewing:** Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

**Ref:** H313040.

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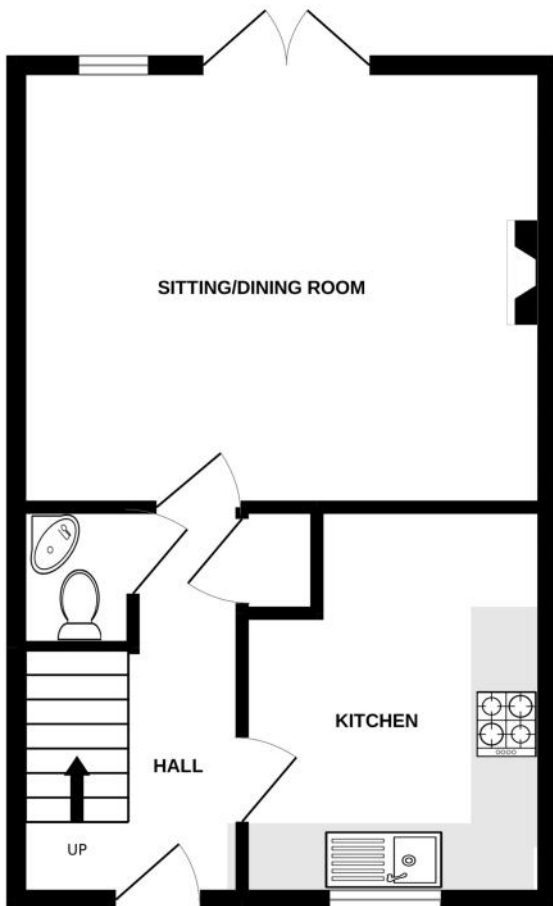
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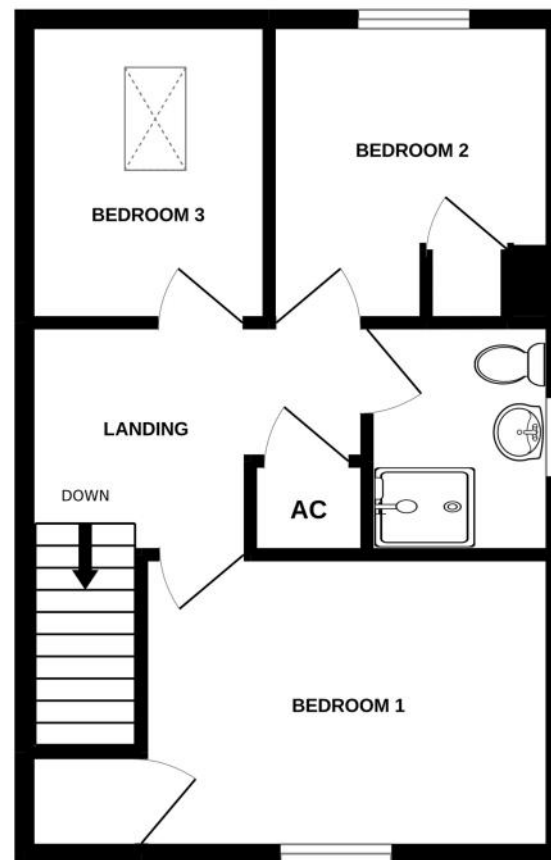




GROUND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

