

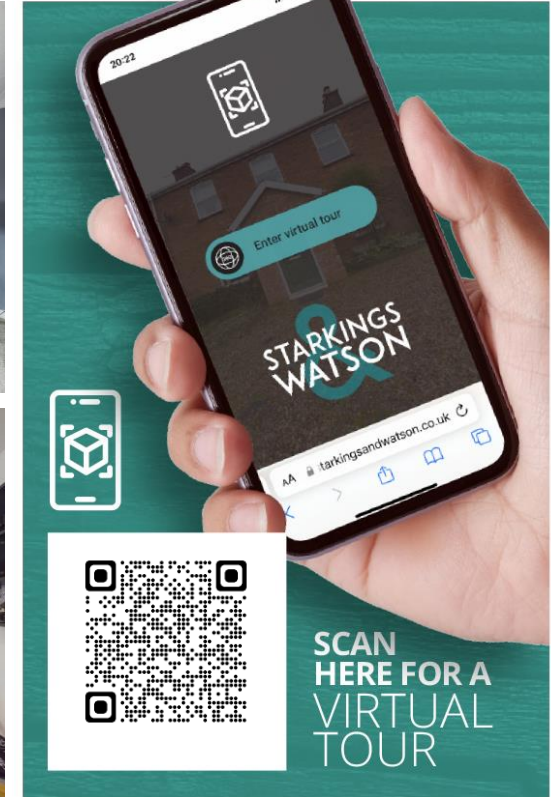
MILL ROAD

# Bergh Apton, Norwich NR15 1BQ

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01508 356456

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# STARKINGS & WATSON

- No Chain!
- Semi-Detached Cottage
- Extended & Open Plan Layout
- Three Reception Rooms
- Kitchen/Breakfast Room
- Three Spacious Bedrooms
- First Floor Shower Room
- Extensive Parking & Private Garden

#### IN SUMMARY

NO CHAIN. Over 1000 Sq. ft (stms) within this EXTENDED CHARACTER COTTAGE, with PRIVATE GARDENS to rear, off road parking, and an ENVIABLE POSITION within a sought after village just off the A146. With OUTSTANDING SCHOOLING close by, a range of COUNTRYSIDE WALKS, and great access by road to NORWICH and LOWESTOFT, the village really does offer it all - not forgetting the neighbouring village Pub and local Farm Shop, post office and Restaurant! The property is HUGELY VERSATILE, with open plan living, and a WELCOMING snug/entrance. The accommodation includes a study space, dining room, sitting room and 13' KITCHEN with FRENCH DOORS to the rear garden. The THREE BEDROOMS lead off the landing, with a shower room next door. To the rear, the LAWNED GARDEN is NON-OVERLOOKED, and faces south easterly for GREAT SUNLIGHT.

#### SETTING THE SCENE

Extensive parking to front can be found on the shingle driveway, with a timber picket fence to one

side, and mature hedge the other. A brick arched door leads straight into the sitting room, with a side access passing the oil tank and through a timber gate where a side door is far better for modern day living.

#### THE GRAND TOUR

With an access door at the front of the property, the side door via the timber picket fencing and gate provides a better entrance, which leads directly into a snug/reception area. With fitted carpet and half height walls which show views into the adjacent kitchen and study area, this fantastic sized space is ideal for a family with a pushchair or just ample space to meet and greet friends if required. Stepping through into the study area, wood effect flooring runs into the adjacent dining room with the entire ground floor open plan in its feel, enabling a light and bright atmosphere in this character home. There is ample space in the study area for a table, with the dining room being open plan with further space for dining table or soft furnishings. An access door leads to the stairs with built-in storage underneath. The sitting room is located to the front of the property with a feature fireplace, fitted carpet, window to front and radiator. The kitchen is located at the opposite end of the property with views over the rear garden, with tiled flooring underfoot. A range of wall and base level units offer storage, with space for appliances including a fridge/freezer, electric cooker and washing machine. There is ample space for a table or island within the kitchen, allowing all of the ground floor to be multipurpose and versatile in its use. Heading upstairs the landing leads to all three bedrooms,



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starting at front with the main bedroom with built-in storage and views across Mill Road. The shower room located adjacent is finished with a three piece suite and a double shower cubicle with tiled splash-backs and a Velux window above, whilst the two further bedrooms look over the rear garden - both with fitted carpet and double glazed windows.

### THE GREAT OUTDOORS

Despite the various extensions, a good sized rear garden still remains, landscaped perfect to include a lawn, patio and raised vegetable beds. Enclosed with timber panelled fencing and mature hedging, the garden is non-overlooked to the rear, and includes a great gated side access and timber storage shed.

### OUT & ABOUT

Bergh Apton is a popular south Norfolk village, located within close proximity to the Norfolk Broads, and a short drive from the larger village of Poringland which offers a range of everyday amenities. The neighbouring village of Alington houses a popular village school which is a popular reason for moving to the area. The A146 provides easy access into Norwich, the A47, Beccles and the East Coast, with the major villages, and the City of Norwich offering further amenities and excellent transport links by road and rail.

**Disclaimer:** 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.

Price:



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### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

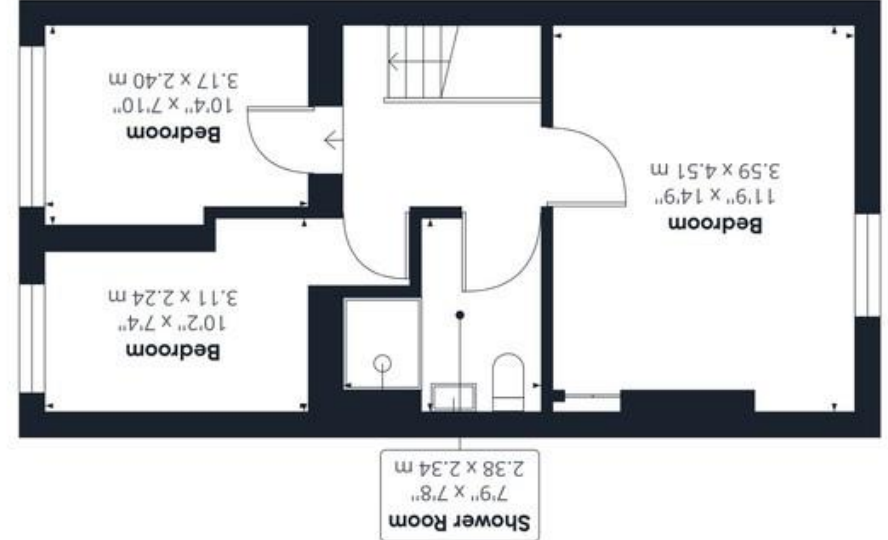
**GIRAFFE 360**  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

**Approximate total area<sup>(1)</sup>**  
 1011.08 ft<sup>2</sup>  
 93.93 m<sup>2</sup>



**Floor 1**



**Ground Floor**

