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The Street,
Norton Subcourse, Norfolk

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ESTATE AGENTS

Having been very recently completely renovated, this beautiful cosy mid-terraced cottage is set in the desirable village location of Norton Subcourse. Offering two bedrooms, first-floor bathroom, fully equipped kitchen/diner and sitting room with fireplace, this well presented home is an ideal investment or first-buy.

Accommodation comprises briefly:

- Sitting Room with Wood-Burner
- Newly Fitted Kitchen/Diner
- Integrated Appliances
- Main Double Bedroom
- Single Bedroom
- Refitted Bathroom
- Garden
- Various Small Outbuildings
- On-Road Parking to Front



Property

Pushing open the front door you step into the sitting room, where the attractive fireplace with wood-burning stove immediately grabs your attention. A doorway to the right opens into the kitchen-diner at the back of the cottage, giving access to the garden. Here you will find a newly fitted country-style kitchen, offering ample wall and floor mounted storage and solid wood worktop space. Integrated within is a full range of appliances, consisting of eye-level oven and microwave, separate hob, slimline dishwasher, washing machine and butler sink. Space is provided to house a tall fridge-freezer and room for a modest size dining table can be found to one end. Taking the stairs, an L shaped landing gives access to the remaining rooms of the cottage. To the front sits the main bedroom which is a double in size with space along one wall for wardrobe storage. The bathroom offers a modern white suite of bathtub with shower over, toilet, and wash basin set into a storage unit. Natural light is provided by a Velux window and the walls around the bath/shower are tiled in grey. Completing the accommodation is a second bedroom that looks out to the rear.



Outside

A neat frontage laid to paving slabs and bordered by a picket fence frames the cottage beautifully. Parking is available in front of the property. Stepping out of the back door, a paved pathway leads up the garden, passing a series of brick/tiled outbuildings of various sizes and shapes, before reach a patio area that catches the afternoon sun. The remainder of the garden is laid to lawn and is bordered to the right and back with high timber fencing with concrete posts. Direct access to the rear garden is possible via a right of way through the garden of the neighbour on the right.

Location

The cottage is located in the heart of Norton Subcourse; a desirable village located just a few miles from Loddon. Loddon is a popular large village providing all schools, nurseries, shops, Post Office, Churches, medical centre & dentist, library, pubs and access to the Broads network. The cottage is close to many beautiful walks by the River Chet and the bird sanctuary of Hardley Flood. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. The Cathedral City of Norwich is about 20 mins drive to the North (there are regular direct bus routes) Norwich has a mainline train link to London Liverpool Street (1hr 54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Electric heating. Wood-burning stove. Mains electricity, water and drainage connected.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: A

Postcode: NR14 6RS

What3Words: ///outnumber.footsteps.majoring

Tenure

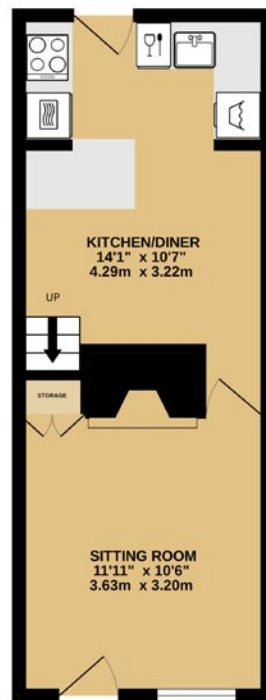
Vacant possession of the freehold will be given upon completion.

Agents' Note

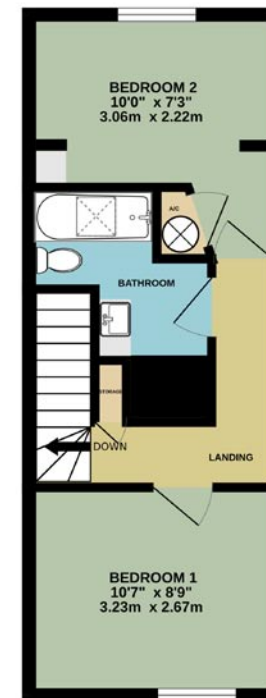
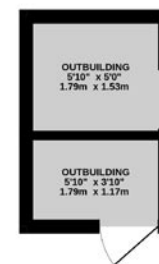
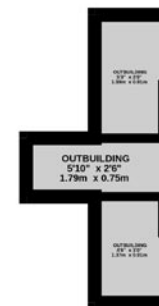
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £225,000

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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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To arrange a viewing, please call 01508 521110

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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