

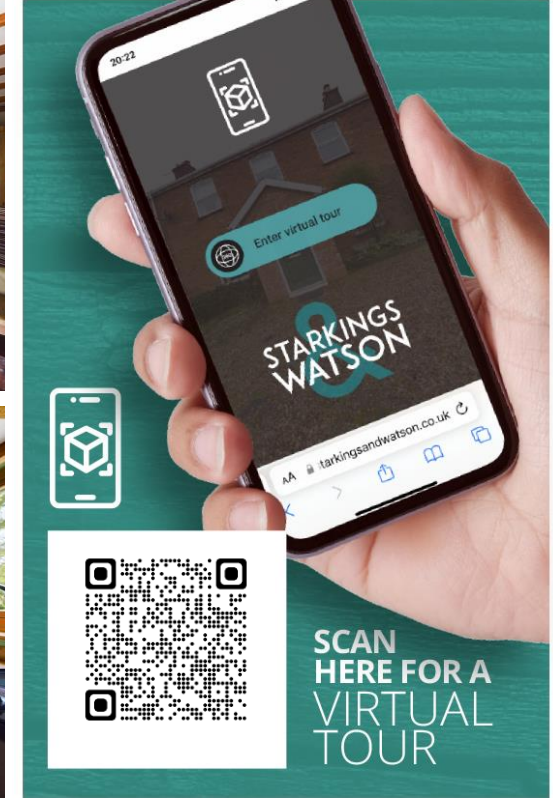
HELLINGTON CORNER

Bergh Apton, Norwich NR15 1BE

Freehold | Energy Efficiency Rating : E

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STARKINGS & WATSON

- Fronting the A146
- Semi-Detached Character Cottage
- Approx. 0.21 Acre Plot (stms)
- Sitting Room with Feature Wood Burner
- Contemporary Ground Floor Shower Room
- Open Plan Kitchen/Dining Space
- Three Double Bedrooms
- New uPVC Double Glazing & Air Source Heating

IN SUMMARY

Fronting the A146 with EASY ACCESS to NORWICH and LOWESTOFT, this MODERNISED 1860's semi-detached CHARACTER COTTAGE occupies a large 0.21 ACRE PLOT (stms), with EXTENSIVE GARDENS and ample off-road parking. The internal accommodation has been extended over the years, with over 1100 Sq. ft (stms) of accommodation, with upgrades completed in 2021 including NEW REPLACEMENT uPVC DOUBLE GLAZING, acoustic glazed windows to front, and ENERGY EFFICIENT AIR SOURCE HEATING. With the UTILITY ROOM offering a versatile entrance, the DINING ROOM and BESPOKE KITCHEN are open plan, with an inner hall leading to the CONTEMPORARY REPLACEMENT SHOWER ROOM with ROCA FITTINGS and a DIGITAL MIRA SHOWER, and CHARACTERFUL 17' sitting room with feature fire place and WOOD BURNER. Upstairs, THREE DOUBLE BEDROOMS lead off the landing, including the DUAL ASPECT MAIN BEDROOM, with en suite potential.

SETTING THE SCENE

Fronting the A146, Hellington Corner is bisected by the road, with a grass verge to front, and timber panelled fencing screening the property from the road. Ample

parking can be found, along with a newly laid extended driveway which is ideal for a caravan or boat storage.

THE GRAND TOUR

Entering the property via the utility room, this useful room also combines as a boot room, with pamment tiled flooring, space for white goods, and a solid wood work surface, with cupboards and ceramic butler sink. A loft access and timber beam can be found above, with a door into the dining room. The dual aspect dining room is flooded with natural light, and also open plan to the kitchen. Pamment tiled flooring runs under foot, with exposed brick work and further timber beams. There is ample space for a table, whilst Oak double glazed French doors open to the garden. The kitchen encompasses a hand crafted solid wood range of wall and base level units, with tiled work surfaces, space for an electric cooker and dishwasher, and inset ceramic butler sink, again with pamment tiled flooring under foot. Heading into the main inner hall, this carpeted space includes stairs to the first floor with cupboards under, and a useful study space, with windows to front and rear. The shower room is opposite, recently refitted including stunning contemporary wood effect Aqua board splash backs, with Roca fittings, a digital Mira shower, wood effect flooring with electric under floor heating and a heated towel rail. Lastly downstairs you find the sitting room, again dual aspect including French doors to rear, but centred on a feature exposed brick fire place with an inset modern 4.8 kw cast iron wood burner. This characterful room offers good proportions and timber beams above. Heading upstairs, the landing is carpeted and offers windows to front and rear. Two double bedrooms lead off to the left, one with cupboard housing hot water tank and heating controls, and the main



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bedroom is dual aspect with potential for an en suite (stp).

THE GREAT OUTDOORS

The gardens have been transformed in recent years, with a main lawned expanse, planted borders, various wildlife and formal garden areas, along with working garden features such as a poly tunnel. The mature trees include an Ash, Horse Chestnut and Sweet Chestnut, with two mature oaks in the boundaries to the neighbouring properties. Younger fruit trees include a Conference Pear, Victoria Plum, Damson, an eating Apple and a Fig. There is a large timber built work shop with power and lighting, with a smaller storage/tool 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.

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VIRTUAL TOUR

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Price:



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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⁽¹⁾
 1139.75 ft²
 105.89 m²

Reduced headroom
 4.29 ft²
 0.40 m²

Reduced headroom (below 1.5m/4.92ft)

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