



6 Marryatts Loke, Langham

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Independent Estate Agents
Pointens





**6 Marryats Loke, Langham,
Norfolk NR25 7AE**

North Norfolk Coast 2 miles, Holt 5 miles

Norwich 25 miles

**Detached house in this much
favoured village just 2 miles from
North Norfolk's Heritage coast
line. A particular feature of this
property is the pretty south facing
rear garden.**

NO ONWARD CHAIN

Guide Price £439,950



THE PROPERTY

The property offered for sale is a detached two bedroom house pleasantly situated on a small development of similar properties just a short distance from the village centre. Now in need of some updating, the property presently offers accommodation comprising an entrance porch, an entrance hall, a double aspect sitting room with an open fireplace, a dining room, kitchen, utility room and a cloakroom. On the first floor, a landing leads to two double bedrooms and a family bathroom. The property benefits from UPVC sealed unit windows and doors and oil fired central heating. Outside, there is a driveway leading to an attached garage. A particular feature of this property is the very pleasant south facing rear garden. This property is being sold with no onward chain.

LOCATION

Langham is a very popular North Norfolk village located a mile inland from the coastal village of Blakeney where there are additional shops, pubs, restaurants and first class hotels. About 5 miles north west is the Georgian town of Holt which offers some of the finest shopping facilities in the area including a first class department store and numerous delicatessens, gift shops, antique centres, art galleries, cafes and restaurants. This area of north Norfolk is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. The village of Langham has a well respected primary school and the popular Bluebell Inn, well known for it's excellent food and fine ales. There is also a well known boutique hotel, The Harper. There is an active village hall and a superb church, St. Andrew's and St. Mary's. The cathedral city of Norwich is around 25 miles distant and has an international airport and a fast rail link to London Liverpool Street.

DIRECTIONS

Leave Holt on the A148 to Fakenham, after leaving the village of Letheringsett turn right at the signpost 'By Road'. Take the next right hand turnings and at the T junction turn right. After around 1 mile you will enter the village of Langham. Proceed through the village and just before leaving turn right into St Marys Lane. Turn first right into Marryats Loke. No 6 will be found on the right hand side identified by a Pointens for sale board.

ACCOMMODATION

The accommodation comprises:

UPVC door, leading to -

Entrance Porch

Parquet flooring, door to -

Entrance Hall

Radiator. Staircase to first floor. Parquet flooring.

Sitting Room (16'3 x 16', narrowing to 12'9, double aspect)

Red brick open fireplace, television point. Two radiators. Wooden parquet flooring.

Dining Room (11' x 11')

Radiator, newly installed oil fired boiler for central heating and domestic hot water. Wooden parquet flooring.

Kitchen (11' x 6')

Range of fitted base units with working surfaces over. Inset single drainer sink. Electric hob. Fitted oven.

Utility Room (9'2 x 8'4)

Fitted worktop, plumbing for automatic washing machine and dishwasher. Radiator. Door to rear garden.

Shower Room

Tiled shower cubicle with fitted shower, W.C., washbasin. Fully tiled walls. Electric wall heater.

Cloakroom

W.C. Washbasin, half tiled walls.

First Floor

Landing

Radiator.

Bedroom One (16'4 x 12'10, double aspect)

Two radiators. Fitted double wardrobe. Telephone point.

Bedroom Two (11' x 10'2)

Loft access. Radiator. Fitted double wardrobe. Airing cupboard with factory lagged tank and fitted shelving.

Bathroom

Panelled bath. W.C., pedestal washbasin. Radiator. Electric panel heater. Light with shaver point.

Curtilage

The property is approached over a concrete driveway providing off street parking and leading to an attached brick and tile garage (18'1 x 9'6) with double wooden doors and fitted shelving, an oil tank and workbench, electric power and light, loft storage area and door leading to the utility room. To the front of the property there is a lawned garden with inset flower and shrub beds and a pathway leading to the rear garden which is a particular feature of this property being due south facing. It is mostly laid to lawn together with a patio area near the house, various inset mature shrubs and trees, a wooden summerhouse and a garden shed, all being fully enclosed by mature hedging.

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General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage are connected.

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

Tax Band: D (2023/24—£2107.79)

Energy Performance Certificate: To be confirmed

Viewing arrangements: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

Ref: H313139.

Please Note: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

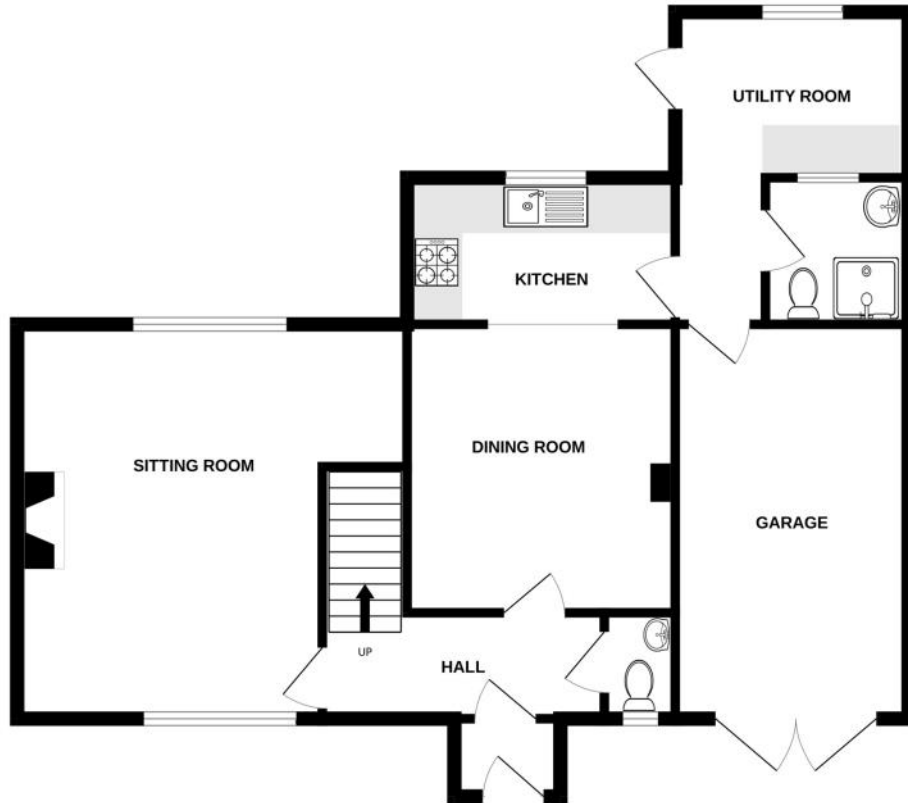
Important Notice

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available if required.

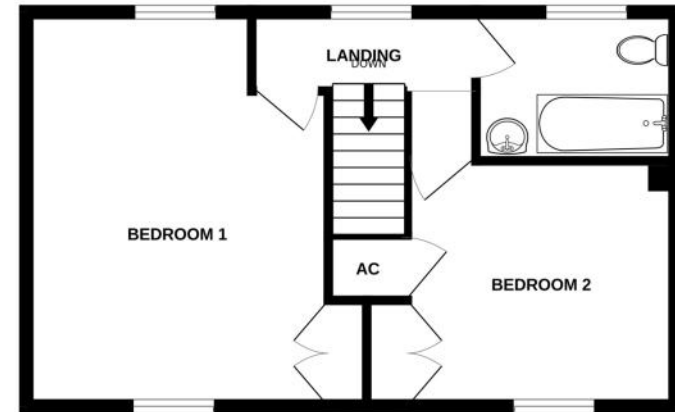
IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.



GROUND FLOOR
783 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



6 MARRYATS LOKE, LANGHAM NR25 6

TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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