



## Wagtail Cottage, 3 The Street, KETTLESTONE.

NR21 0JB.

Offers sought in the region of  
**£200,000**

Freehold

ALL FURNITURE & WHITE GOODS MAY BE INCLUDED  
IN THE SALE PRICE, IF REQUIRED.

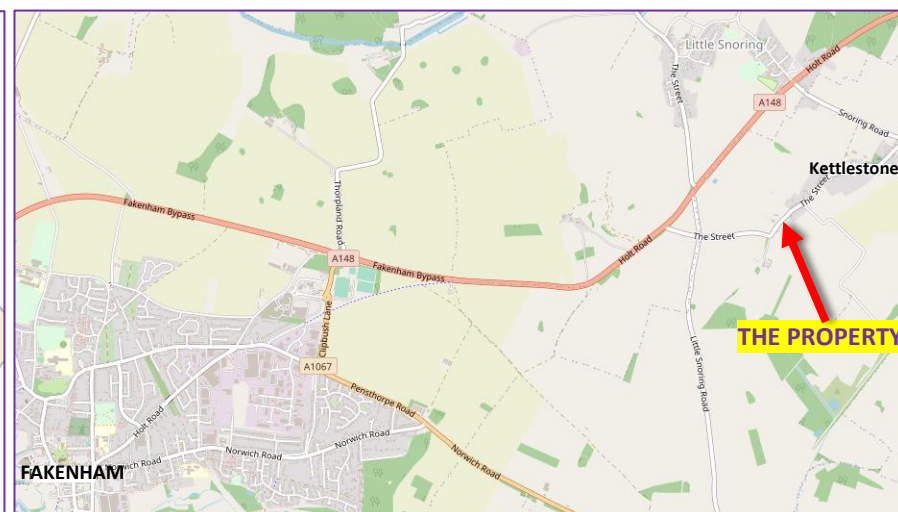
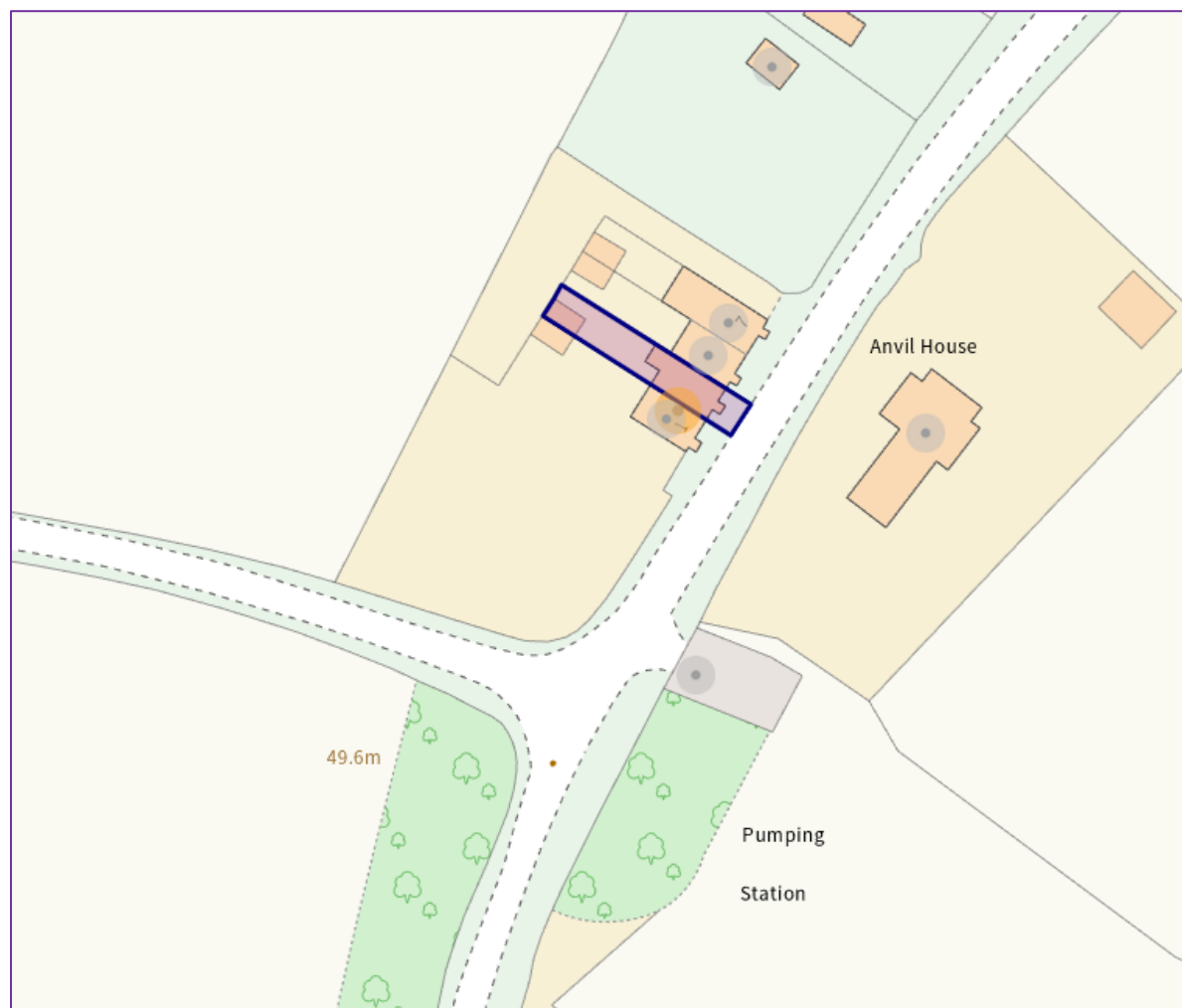
A very pretty, mid-terraced Period Character Cottage with traditional brick and flint faced elevations, electric and solid fuel fired central heating and double glazing.

The property includes (on the Ground Floor); Sitting room with beamed ceiling, Fitted Kitchen, Rear Lobby and Cloakroom. On the First Floor; 2 Bedrooms and Bathroom.

To the front is a cobble car parking space, and to the rear is a well fenced Garden and Garage.

Located in a quiet, rural village within easy walking distance of open farmland.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk



**Directions:** From Fakenham take the A.148 Holt & Cromer road, and at 3 miles, turn right just after the speed camera, as signposted Kettlestone (1 mile). Continue straight over the crossroads, and follow the road around to the left. The property is on the left, as marked by a for sale board.

**Location:** Kettlestone is a quiet, rural village about 4½ miles East of the Market Town of Fakenham which offers a wide selection of shopping, educational, sporting and leisure facilities, including a National Hunt Racecourse. The North Norfolk Coast, noted for its fine sandy beaches, nature reserves, golf, sailing and bird watching amenities is 8 miles distant, and the City of Norwich lies some 25 miles to the South-East.

To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

**IMPORTANT NOTICE:**

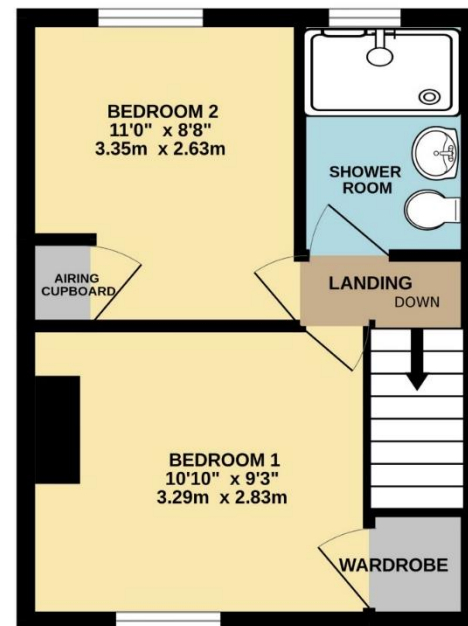
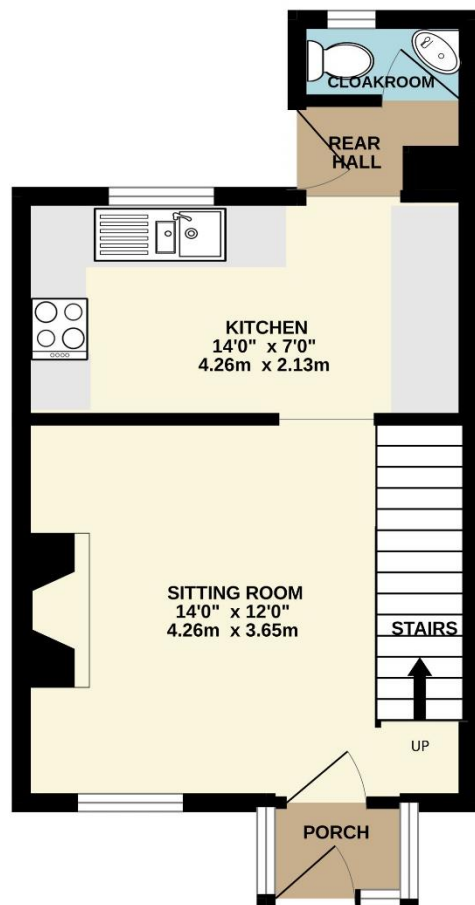
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They do not constitute part of an offer or contract.

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This cottage has been used as a holiday let, and is fully furnished.  
All items of furniture & white goods may be included in the sale price, if required.



EPC: E



**Ground Floor:** Half double glazed door to;

**Enclosed Entrance Porch:** Tiled floor. Half glazed door to;

**Sitting room: 14'0" x 12'0", (4.26m x 3.65m).** Fireplace with Rayburn stove, tiled hearth, timber surround, mantle shelf, and back boiler for central heating. "Dimplex" electric heater. Beamed ceiling. Venetian blind. Fitted shelf. Telephone point. Two-seater sofa, two easy chairs, dresser unit. TV stand with shelves and drawer under, flat screen TV. Nest of tables, mobile electric heater. Opening to;

**Kitchen: 14'0" x 7'0", (4.26m x 2.13m).** 1½ bowl ceramic sink unit with pedestal mixer tap set in fitted worktop with tiled splashback, drawers and cupboards under. Further fitted worktop with tiled splashback and appliance space under. Further work surface with appliance space and plumbing for washing machine under, and range of cupboards to the side and over. "Dimplex" panel electric heater. Beamed ceiling/ Roller blind. Fitted plate shelf and further fitted shelf. "Zanussi" electric cooker, "Zanussi" fridge, "Beko" washing machine, microwave. Small folding table with two chairs.

**Rear Lobby:** "Dimplex" night storage heater. Fitted shelf. Half double glazed door to outside. Door to;

**Cloakroom:** Low level WC. Corner handbasin with tiled splash back, mirror and shaver/light point over. "Dimplex" panel electric heater.

**First Floor:**

**Landing:** Hatch to roof space.

**Bedroom 1: 10'10" x 9'3", (3.29m x 2.83m).** "Creda" night storage heater. Radiator. Venetian blinds. Built in wardrobe cupboard with shelf and rail. Metal frame bed, bedside cabinets, chest of drawers, wicker stool.

**Bedroom 2: 11'0" x 8'8", (3.35m x 2.63m).** Built in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelves. Radiator. Part beamed ceiling. Fitted shelves. 2 single beds, 2 chairs, bedside cabinet.

**Shower Room:** Walk in tiled shower cubicle with "Bristan" fitting and glass screen. Pedestal hand basin with tiled splashback, mirror and light/shaver point over. Low level WC. Electrically heated towel rail.

**Outside:** To the front of the property is a small mainly cobbled area providing parking for one car, and a small well stocked flower border. To the rear is a well enclosed garden with crazy paved patio area, small lawn, and well stocked flower and shrub border. At the end of the garden is a concrete and asbestos roofed Garage 16'0" x 8'3", (4.87m x 2.52m), with up and over door, concrete floor, and personal door. The garage opens onto a shared grassed driveway leading to the road. Outside bench, glass topped table.

**Services:** Mains water, electricity and drainage are connected to the property.

**District Authority:** North Norfolk District Council, Cromer. Tel: (01263) 513811.

**Tax Band:** B.

