

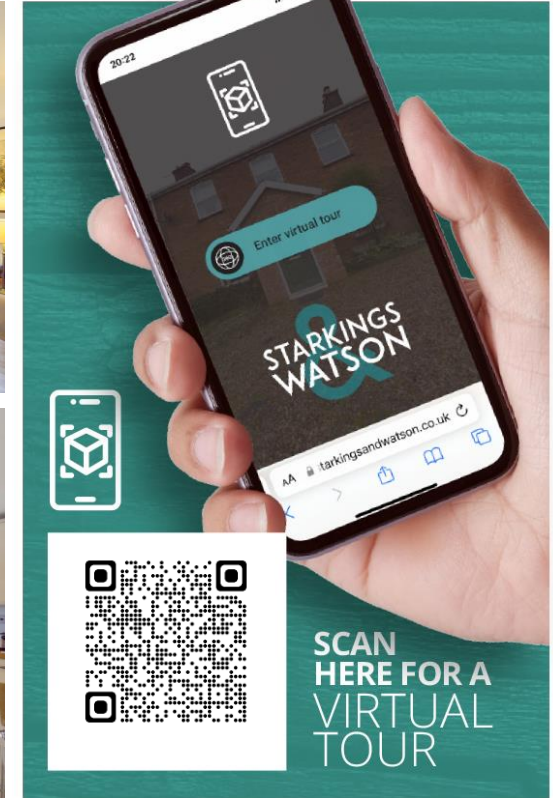
MILL ROAD

Bergh Apton, Norwich NR15 1BQ

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



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- No Chain!
- Extended Semi-Detached Cottage
- Sitting Room with Open Fire
- Open Plan Kitchen/Dining Room
- Three Double Bedrooms
- Family Bathroom & Shower Room
- Ample Off Road Parking
- Private Enclosed South Facing Garden

IN SUMMARY

NO CHAIN. This EXTENDED semi-detached CHARACTER COTTAGE offers over 1200 Sq. ft (stms) of accommodation, with a MODERN OPEN PLAN feel, and SOUTH FACING GARDENS. Having been UPDATED and MODERNISED in recent years, under floor heating can be found to much of the ground floor, with a FLEXIBLE LAYOUT and POTENTIAL for an EN SUITE. The accommodation comprises a HALL ENTRANCE with storage, 18' SITTING/DINING ROOM with space for a TABLE or ISLAND, leading to the open plan FAMILY/GARDEN ROOM and sitting room with feature WOOD BURNER. A useful UTILITY ROOM and SHOWER ROOM lead off the hall entrance. Upstairs, THREE BEDROOMS lead off the landing, along with a family bathroom including a SHOWER cubicle. Outside, the GARDEN is well stocked, complete with a PATIO and LAWN, along with a useful GARDEN BUILDING for an exterior home office.

SETTING THE SCENE

Set back from the road and located close to a range of similar properties, ample parking can be found to

front, with a hedged boundary to the left hand side, between the adjoining cottage. Access leads to the side of the property, where the hall entrance can be found, along with gated access to the garden.

THE GRAND TOUR

Heading inside, the side door leads to the main entrance hall, with Travertine tiled flooring and under floor heating. Stairs rise up to the first floor, with a useful storage cupboard under. To the front a ground floor shower room has been finished with a contemporary three piece suite, comprising a hand wash basin with storage under and a shower cubicle with Aqua board splash backs for ease of maintenance, all with under floor heating. To the rear, a utility room is ready to be fitted out with storage, whilst currently housing space for a washing machine and the floor mounted oil fired central heating boiler. In the heart of the home, the open plan kitchen/dining room can be found, with an L-shape arrangement of units topped with solid wood work surfaces. There is space for a Range style cooker, whilst a microwave and dishwasher are integrated. Travertine tiled flooring runs through the space with under floor heating, with a window to rear, space for a table or island, and open plan aspect to the family/garden room. Also complete with Travertine flooring, a window faces to rear, with French doors to side. The sitting room is a cosy space with a central open fire place with exposed brick work, whilst offering fitted carpet and a radiator. Heading upstairs, three bedrooms lead off the landing, including the main bedroom with a large



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walk-in cupboard which offers potential to become an en-suite if required. A spacious four piece family bathroom can be found adjacent, with storage under the sink, a shower over the bath and a separate shower cubicle with a rainfall shower.

THE GREAT OUTDOORS

The rear garden offers an enclosed south facing space, with a non-overlooked rear aspect. Mainly laid to lawn, a patio runs across the rear, with an outside water supply and gated access to the front driveway. The oil tank sits on the rear boundary, with a useful timber built building mixing storage and an ideal home office in the garden.

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.

FIND US

Postcode : NR15 1BQ

What3Words : ///record.hindering.hinders

VIRTUAL TOUR

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

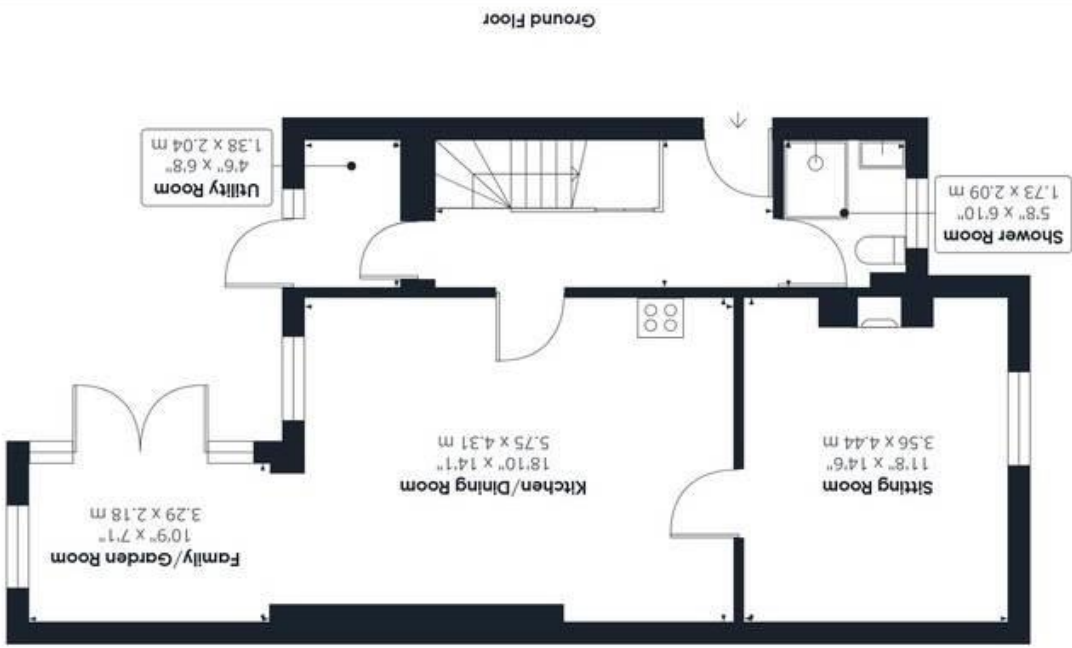
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Price:



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Approximate total area™
1212.05 ft²
112.6 m²

Excluding balconies and terraces.

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.