

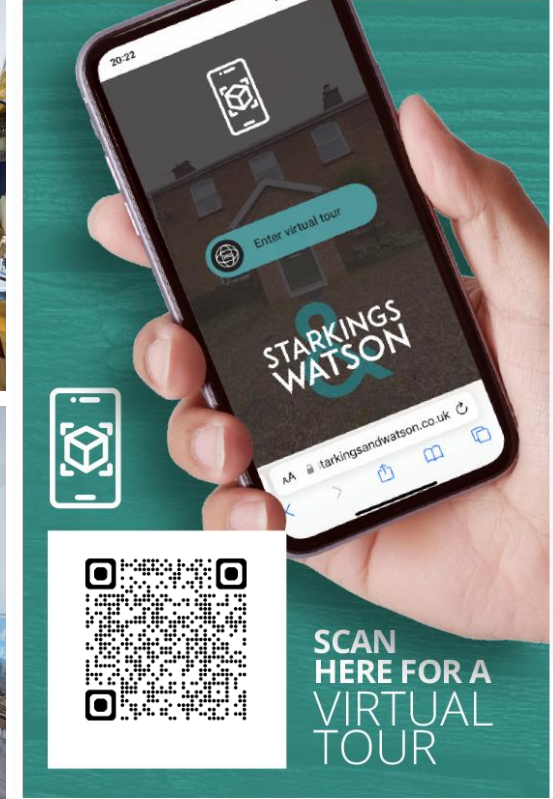
CHURCH ROAD

# Felmingham, North Walsham NR28 0LQ

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON

- Tucked Away Rural Village Setting
- Allocated Parking
- Wealth of Character Features
- Sitting Room with Wood Burner
- Open Plan Kitchen
- Ground Floor Shower Room
- Two Double Bedrooms
- Courtyard Style Front Garden

#### IN SUMMARY

Tucked away in a RURAL VILLAGE SETTING, this mid-terrace COTTAGE enjoys a LOW MAINTENANCE front GARDEN, CHARACTER FEATURES and off road parking. With a WELL MAINTAINED INTERIOR, the property is mainly OPEN PLAN to the ground floor, centred on a FEATURE FIRE PLACE and cast iron WOOD BURNER. Finished with electric central heating, a HALL ENTRANCE leads to the sitting/dining room, with a LIGHT and BRIGHT FEEL, and OPEN PLAN KITCHEN with WOOD WORK SURFACES and integrated COOKING APPLIANCES. The SHOWER ROOM is downstairs, including a contemporary suite and RAINFALL SHOWER. Upstairs, the LANDING is an ideal STUDY/SNUG SPACE, with TWO BEDROOMS leading off, including the main bedroom with mezzanine bed/storage area. The outside, the GARDENS are to front, presented in a COTTAGE STYLE with mature hedging for privacy.

#### SETTING THE SCENE

The row of cottages leads off Church Road, where the off road parking can be found. Double gates open to

the front garden and stable door.

#### THE GRAND TOUR

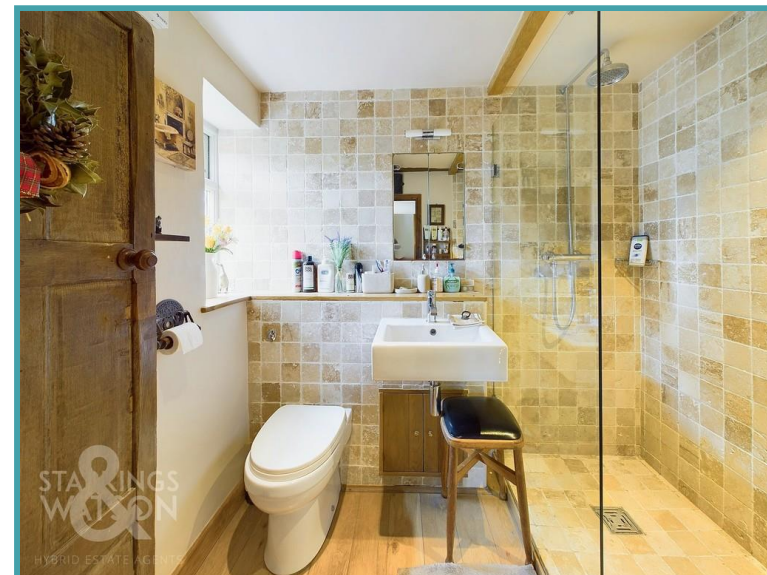
Wood flooring runs under foot with built-in storage, opening to the spacious sitting/dining room - centred on the feature brick built fire place. With an inset cast iron wood burner and timber beam above, the stairs run adjacent with storage built-in under, and ample space is provided for seating and dining. A window faces to front offering excellent natural light, and views over the cottage style gardens. Open plan, the kitchen includes cupboards, wood work surfaces, integrated cooking appliances, and a fridge. The ceramic butler sink adds to the cottage feel, with an exposed timber ceiling beam and under cupboard lighting. The shower room offers a contemporary feel, including a white three piece suite with a concealed low level W.C, wall mounted hand wash basin, and rainfall shower with tiled splash backs. Upstairs, the landing is an ideal study space with far reaching views. The two bedrooms lead off, with the main bedroom including a vaulted ceiling and mezzanine bed/storage area.

#### THE GREAT OUTDOORS

The front garden is laid to shingle in a cottage style, complete with various planting and mature hedging. A timber shed offers storage, with a wood store also built adjacent.

#### OUT & ABOUT

The property is located in Felmingham, North Walsham, a popular town situated approximately 19



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



miles from Norwich and 8 miles from Cromer. The property is conveniently located close to the town centre, with a rail link in the town on the Bittern Line which runs from Norwich to Cromer and Sheringham via the Norfolk Broads and stopping at Salhouse, Hoveton and Wroxham, Worstead and North Walsham. North Walsham offers a wide range of amenities including shops, all levels of schools, doctor's surgeries, etc.

#### FIND US

Postcode : NR28 0LQ

What3Words : ///uttering.evoked.skims

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Access is provided down the lode where the property can be found, with an area off road directly in front of the property under ownership of the property. Shared maintenance costs across the lode. A flying freehold exists on the first floor.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

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.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 653.73 ft<sup>2</sup>  
 60.73 m<sup>2</sup>  
 Reduced bedroom  
 4.35 ft<sup>2</sup>  
 0.4 m<sup>2</sup>

