



Mill Road, Bergh Apton - NR15 1BQ

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## Mill Road

Bergh Apton, Norwich

NO CHAIN. This EXTENDED end-terrace COTTAGE enjoys a HIGHLY SOUGHT AFTER RURAL VILLAGE SETTING, and offers approximately 1072 sq. ft (stms) of accommodation, with a MODERNISED INTERIOR. Presented in MOVE-IN CONDITION, a hall entrance and inner hall create the ideal MEET and GREET SPACE, with a useful W.C leading off. Boasting a cosy 14' SITTING ROOM featuring a charming OPEN FIREPLACE, as well as a spacious 13' LIGHT and BRIGHT KITCHEN/DINING ROOM with ample storage, this property provides a comfortable and inviting atmosphere. The accommodation includes THREE BEDROOMS off the landing, and a first-floor BATHROOM with a SHOWER. Step outside to enjoy the delightful SOUTH-FACING GARDEN that provides a peaceful retreat with a NON-OVERLOOKED REAR ASPECT, perfect for relaxation and outdoor entertaining. Beyond the patio, a generous lawn adorned with a variety of mature plants and shrubs that burst into vivid colours during the summer months, whilst a door takes you to the GARAGE and CAR PORT.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Extended End-Terrace Cottage
- Approx. 1072 Sq. ft (stms) with a Modernised Interior
- 14' Sitting Room with Feature Open Fireplace
- 13' Kitchen/Dining Room with Ample Storage
- Three Bedrooms
- Ground Floor W.C & First Floor Bathroom with Shower
- South Facing Gardens with Non-Overlooked Rear Aspect

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 Alpington 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.

#### SETTING THE SCENE

Set back from the road and approached via a shingle driveway, off road park is provided for several vehicles with hedged boundaries running down both sides of the drive. A carport parking area can be found at the front which provides access to the main entrance and garage beyond.



## THE GRAND TOUR

Stepping inside, the hall entrance is finished with fitted carpet, with a door opening to the inner hallway and a further door taking you to the ground floor W.C. Finished with a modern white two piece suite, storage can be found under the hand wash basin, with a heated tower rail and half tiled walls to three sides. The inner hallway includes stairs to the first landing, useful built-in storage space below and further potential to create a larger storage cupboard or study space if required. Recessed spotlighting can be found above with a door taking you to the kitchen and the adjacent sitting room. Located at the front of the property, the sitting room is finished with fitted carpet and a feature corner open fireplace with a modern white decor and wall mounted electric heater. To the rear of the property enjoying garden views, the kitchen can be found with a modernised range of wall and base level units providing extensive storage, with tiled flooring underfoot and ample space for soft furnishings and the dining table. The kitchen offers built-in cooking appliances including an inset electric ceramic hob and built-in electric double oven. An integrated fridge freezer and dishwasher are included. Tiled splash-backs run around the work surface with under-cupboard lighting installed, whilst a window and door take you to the rear garden.

Heading upstairs, the carpeted landing includes a built-in airing cupboard, loft access hatch and pull down ladder, with doors leading to the three bedrooms and family bathroom. The main double bedroom can be found with a full run of built-in wardrobes providing ample storage with matching storage drawers and bedside cabinets, window facing to front and fitted carpet underfoot. Sitting adjacent to the family bathroom, a white three piece suite includes extensive built-in storage cupboards, shaped panelled bath including a thermostatically controlled shower and glazed shower screen over, whilst a heated tower head is installed and tiled walls run around the room.

The two rear facing bedrooms are both finished with fitted carpet and enjoy garden views with the larger including a built-in double wardrobe.

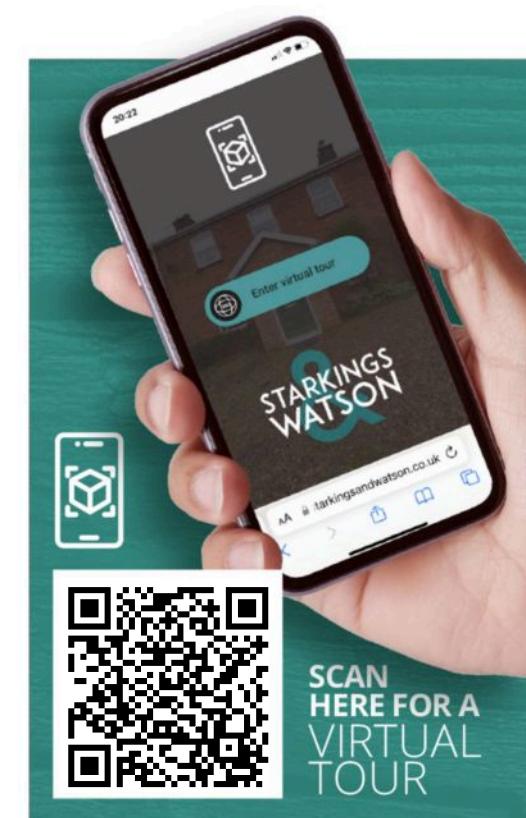
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What3Words : //positives.mashing.glass

## VIRTUAL TOUR

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





## THE GREAT OUTDOORS

Heading out from the kitchen door, a paved patio seating area can be found, providing the perfect space to enjoy the south facing sun. With a low level brick built wall and steps leading to the main lawn expanse beyond, a wealth of mature planting and shrubbery add a high degree of colour during the summer months. The garden offers a hedged backdrop non overlooked rear aspect, with timber panel fencing to the border, useful water supply and garage access -with an up and over door to front, range of built-in storage units providing space for laundry appliances, window and door to rear, power and lighting.





Approximate total area<sup>(1)</sup>

1072 ft<sup>2</sup>  
99.6 m<sup>2</sup>

Reduced headroom  
3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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