



Crown Road, Buxton - NR10 5EH



Crown Road

Buxton, Norwich

Positioned within walking distances to local amenities, this SEMI-DETACHED HISTORIC COTTAGE (not listed) boasts an EXTENDED and IMPROVED LAYOUT with fantastic potential to extend further (stp), additionally retaining a wealth of CHARACTER FEATURES throughout including EXPOSED WOODEN BEAMS and a BRICK FIREPLACE with a WOOD BURNER. Step inside to find a versatile layout including a 14' SITTING ROOM with stairs rising and INTEGRATED STORAGE. Beyond, the 16' fully fitted KITCHEN is well appointed, opening to the rear porch. With potential to create open plan family room in the kitchen/dining room adjacent, the spacious DINING ROOM enjoys views of the garden, the three piece SHOWER ROOM opens from the INNER HALL, having been modernised by the current vendors. Heading upstairs, TWO BEDROOMS open from the landing, with the MAIN BEDROOM boasting INTEGRATED WARDROBES and PART-VAULTED CEILINGS. Outside, the rear GARDEN offers two flagstone patios, a laid lawn and a useful storage shed.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- 1742 Built Semi-Detached Cottage
- Original Character Features Throughout
- Extended & Improved Layout
- Further Potential To Extend (stp)
- 14' Sitting Room With Wood Burner
- 16' Fully Fitted Kitchen & Separate Dining Room
- Two Bedrooms Off Landing
- Generous Private & Enclosed Garden

The property is situated on the outskirts of Buxton, a popular village situated approximately 12 miles north of Norwich, between Aylsham and Wroxham on the Norfolk Broads, and within easy reach of Norwich International Airport. Amenities in the village include a primary school, fish & chip shop, two public houses, a post office/general convenience store and a village hall. High schooling can be found in Aylsham with transport available.



SETTING THE SCENE

The property can be found set back from the road with a public walkway running adjacent to the property. The main entrance can be found to the front.

THE GRAND TOUR

Stepping inside, you are greeted by the 14' sitting room whilst stairs rise to the first floor with built in storage may be found to the corner. The room allows for a range of soft furnishing layouts and is centred around an exposed brick feature fireplace with a wood burner whilst carpeted flooring runs underfoot. At the end of the room, a door opens to the inner hallway allowing access to the remaining ground floor accommodation and a further integrated cupboard. The fully fitted kitchen offers a range of wall and base storage cupboards with ample worktop space for food preparation. It also includes under counter space for white goods including a washing machine and dishwasher as well as a freestanding fridge/ freezer. To the end of the room, the enclosed porch offers a perfect space to store coats and shoes, with access out to the garden. Adjacent, the dining room offers hard flooring underfoot and ample space for formal dining. Completing the ground floor accommodation, the refitted three piece shower room boasts a glass enclosed double walk in shower with a glass splashback and tiled walls whilst vanity storage can be found below the sink.

Ascending the stairs to the carpeted first floor landing, a newly added air circulation system features overhead whilst wooden latch and brace doors give way to two bedrooms. The main bedroom enjoys part vaulted ceilings, exposed wooden beams with generous wardrobe space to the corner, two further high levels storage cupboards and access to the boarded loft. Carpeted flooring runs underfoot continuing to the second room, currently used as a study space but could be used as a single bedroom. Additionally offering part vaulted ceilings, exposed wooden beams and uPVC double glazed windows.

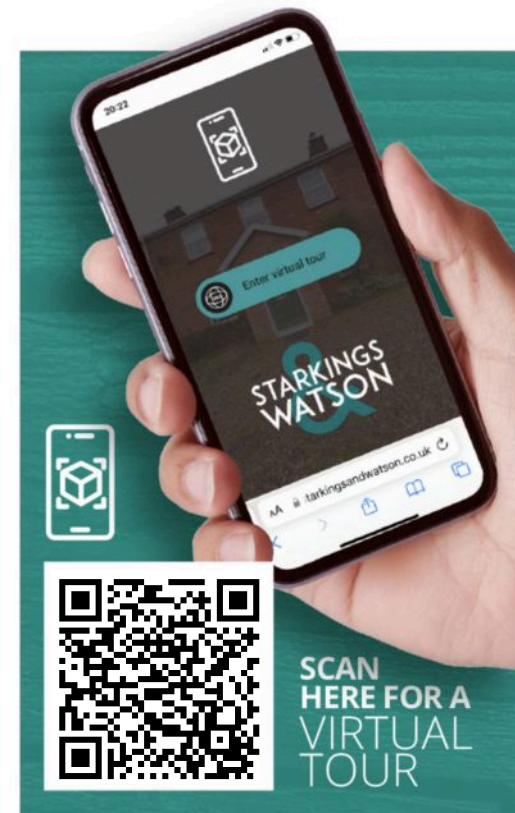
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing initially opening to an L shaped flagstone patio. A few shallow steps lead down to a mature laid lawn making up the main body of the garden, with a raised wooden sleeper enclosed flower bed to the left hand side. The end of the garden offers a further patio, perfect for outdoor furniture to enjoy the summer months with a useful timber storage shed adjacent and a side gate allowing access from next door back to the street. There is also an additional shed alongside side of the house





Floor 1

Approximate total area⁽¹⁾

782 ft²

72.7 m²

Reduced headroom

28 ft²

2.6 m²

(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.

GIRAFFE360



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