



Nicholls Corner, Alington - NR14 7NF





## Nicholls Corner

Alpington, Norwich

VENDOR FOUND. This CHARACTER COTTAGE offers a PRIVATE TUCKED AWAY SETTING, with RURAL SURROUNDINGS and some 675 Sq. ft (stms) of accommodation. With a 2022 installed OIL FIRED CENTRAL HEATING BOILER and a raft of CHARACTER FEATURES including original doors, exposed brick work and timber beams, this COSY HOME is the ideal RURAL RETREAT. The PORCH ENTRANCE is an ideal CLOAK/UTILITY ROOM, leading into the 14' KITCHEN, 11' SITTING ROOM and 10' FAMILY/BEDROOM. A WET ROOM and CLOAKROOM lead off. Heading upstairs, a DOUBLE BEDROOM with a WALK-IN STORAGE WARDROBE complete the property. To the outside, WRAP AROUND LAWNED GARDENS can be found, with PATIO SEATING and a useful BRICK BUILT SHED.

Council Tax band: B

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





- Private Gardens
- Wet-Room & Cloakroom
- Extension Potential (stp)
- Rural Village Location
- Spacious Kitchen
- 1/2 Double Bedroom
- Semi-Detached Character Cottage
- 1/2 Reception Rooms

Alpington is a small village situated some five miles south east of the Cathedral City of Norwich and closely associated with the neighbouring village of Yelverton with which it shares its facilities including a duck pond, village hall, St Mary's Church and the Alpington & Bergh Apton C of E Primary School which currently holds an outstanding Ofsted Rating. Further amenities can be found in the larger village of Poringland, whilst a short drive takes you to the City Centre itself.

#### SETTING THE SCENE

Tucked away on a pedestrian footpath, a timber gate leads to the enclosed gardens which offer a wraparound garden to the front, side and rear. A footpath with shingle borders leads to the main entrance door whilst an area of grass with mature planting leads to the rear garden. The vendor parks on Church Meadow Lane and has done during ownership of the property.



## THE GRAND TOUR

Stepping inside, the front porch entrance doubles as a utility and cloakroom, with uPVC double glazed windows to front and tiled effect flooring underfoot for ease of maintenance. A further door takes you into the sizeable kitchen, with a range of wall and base level units to both sides and work surfaces above, space for an electric cooker and tiled splash-backs. Tiled effect flooring runs underfoot with space for general white goods including a fridge freezer, washing machine and dishwasher. To one corner, the oil fired central heating boiler can be found, whilst an opening takes you into the formal sitting room. Centred on a feature brick built fireplace with a pamment tiled hearth, this characterful room offers exposed timber beams above, and twin uPVC windows onto the rear garden.

A door conceals the stairs to the first floor landing, with a further door leading you into the second reception room or bedroom. This versatile room offers wood effect flooring underfoot, with a window and door to the rear garden creating an ideal snug or family room if required. Completing the ground floor is the walk-in wet room with a spacious shower area with a thermostatically controlled shower, non-slip vinyl flooring underfoot and tiled splash-backs. Heading upstairs, the stairs open up to the main double bedroom with views over the garden and a large built-in storage cupboard to one side.

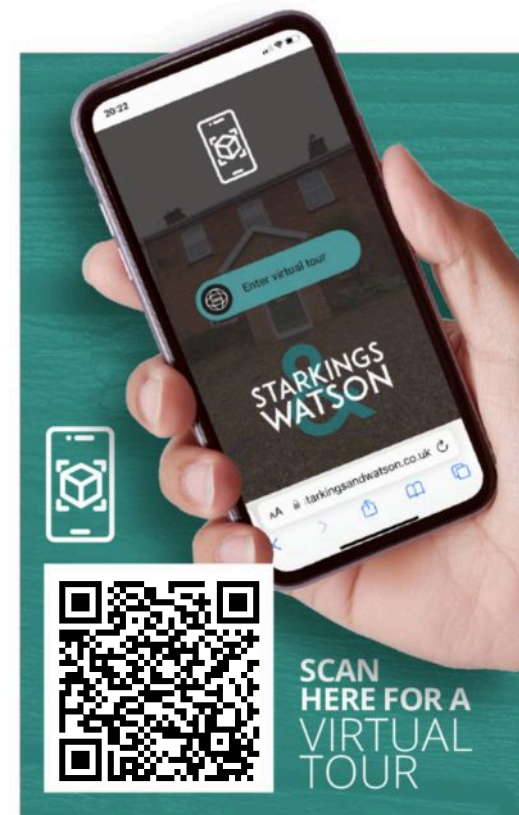
## FIND US

Postcode : NR14 7NF

What3Words : [///parsnip.canoe.caravan](http://parsnip.canoe.caravan)

## AGENTS NOTES

The property benefits from a flying freehold under the neighbouring property.







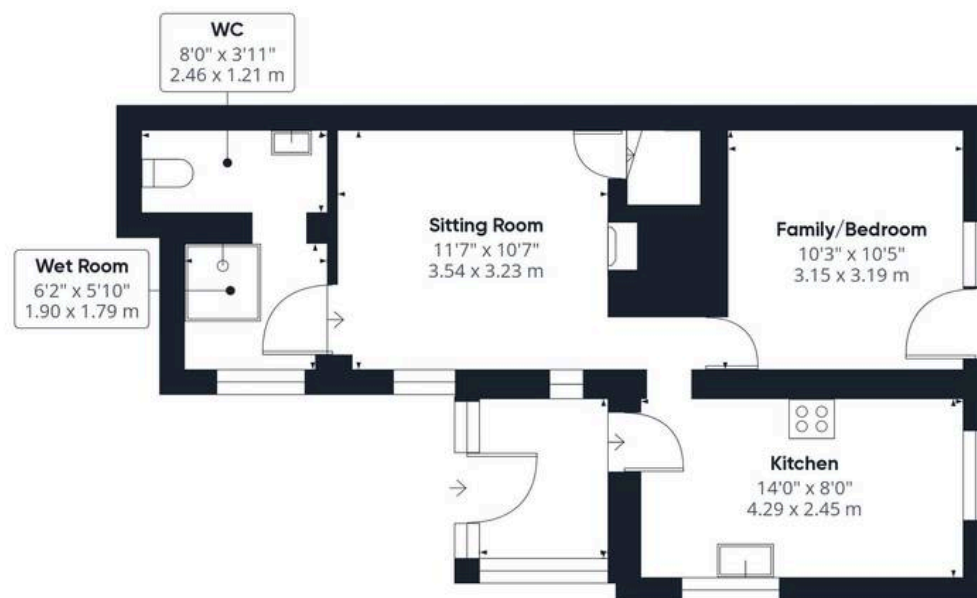




## THE GREAT OUTDOORS

The gardens are mainly enclosed with timber fenced boundaries, whilst treeline views can be enjoyed over the neighbouring properties. Mature planted borders can be found to all sides with a patio area leading from the main family room with access to the oil tank and useful built in brick built storage shed to the far corner.





Ground Floor



Floor 1



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

675.44 ft<sup>2</sup>

62.75 m<sup>2</sup>

**Reduced headroom**

36.7 ft<sup>2</sup>

3.41 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





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