Residential Property

Applebee
Back Lane
Scoulton
Norfolk
NR9 4AQ

Price: £295,000
No Onward Chain
Location
Scoulton is a rural Breckland village located just 3 miles from the popular South Norfolk market town of Hingham, a picturesque town famed for its ancestral links to one time US president, Abraham Lincoln, to which a local café on The Fairlands still promotes the name. A large part of Hingham's popularity is down to it’s useful facilities, shops and local businesses which are centred around the pretty Market Place. The town also has a primary school and doctors surgery which was recently voted within the top 10 surgeries in England. Several other market towns including Wymondham, Attleborough and Dereham are all within 10 miles from Hingham, with Norwich also just 14 miles away. Norwich is a historic and popular university city offering a vibrant entertainment scene, with numerous independent shops, bars and restaurants, as well as excellent shopping facilities. The city offers good transport links with a central railway and bus station and an international airport located just a few miles north of the city.

- Detached chalet bungalow
- 4 bedrooms
- A.O.C (agricultural occupancy condition)
- Large living room with wood burning stove
- Mature plot extending to around 0.3 acre
- Variety of fruit trees
- Kitchen with separate utility and WC
- Field views to side

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The Property
Designed and built by the current sellers, the property has been resided in for over 30 years, with the land beyond the property previously forming an essential element of the seller's prior business within the agricultural sector. Now, the property is being sold with just over 0.25 acre of mature garden, under an A.O.C (agricultural occupancy condition). The property has an 'executive' feel and offers generous rooms with a general good sense of space throughout.

Outside
The front driveway allows for ample parking. Mature lawns surround the property and offer a 'blank canvas' to be landscaped to the next buyers choosing. Various fruit trees are inset with a new wooden fence which creates the boundary of the property. The overall plot extends to around 0.3 acre.

Services
Mains electricity and water are connected. The property has private drainage. An oil fired central heating boiler provides domestic hot water and heating.

Directions
From Norwich take the B1108 and after 14 miles proceed through Hingham. Continue along the B1108 in direction of Watton and after 3 miles enter the village of Scoulton. Take the left hand turning into Back Lane (next to the village sign) where the property will be found on the right hand side.

Viewing
Viewings are strictly by appointment with TW Gaze.

Ref: 2/17761/RM

Freehold
Important Notice

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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

In accordance with the latest Money Laundering Regulations we are now required to obtain proof of identity and address from prospective purchasers before solicitors can be instructed.

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