



Berlea, Middle Street, Trimingham, Norfolk, NR11 8EB

£260,000

- 4 bedrooms
- 2 reception rooms
- Gardens
- EPC Rating: TBC

This period cottage has been extended and has amazing countryside views located in a very quiet location. The property requires some upgrading but has huge potential to make a lovely home. With no upward chain, you could move straight in!



Property Description

FIRST IMPRESSIONS

The first impression of the property is deceiving! To the front is the period cottage and to the rear is the extension. To one side is a gravel drive leading to the garage and a gate opens to a pathway which leads to the two entrance doors and the rear garden.

FRONT HALL

A glazed timber door opens to the front hallway. From the hall, doors open to the two ground floor bedrooms and the lounge.

BEDROOM 1

Double glazed window to the side aspect and two port hole stained glass windows to the front aspect, exposed timber beams, carpeted flooring and a wall mounted radiator and a built in wardrobe.

BEDROOM 2

Double glazed window to the side aspect with exposed floor boards, exposed timber beams and a wall mounted radiator.

LOUNGE

Double glazed window to the side aspect and exit door to the side. Exposed floor boards and beams, period fireplace with inset wood burner sitting on a tiled hearth. Door to the kitchen.

KITCHEN

Double glazed to the side aspect with a range of base and wall mounted units with worktops over. Oil fired range cooker (supplying heating to all rooms). Wood effect laminate flooring and stairs rising to first floor. Space and plumbing for washing machine and dishwasher. Doorway to the garden room.

GARDEN ROOM

Double glazed windows to the rear and side aspects with field views. Door to the rear garden and wall mounted radiator.





FIRST FLOOR LANDING

Doors to bedrooms 3 & 4, bathroom and airing cupboard and loft access hatch.

BEDROOMS 3 & 4

Single bedrooms with double glazed windows to the rear with amazing countryside views.

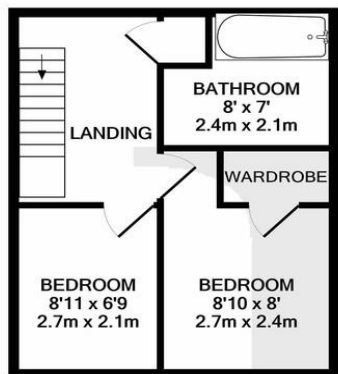
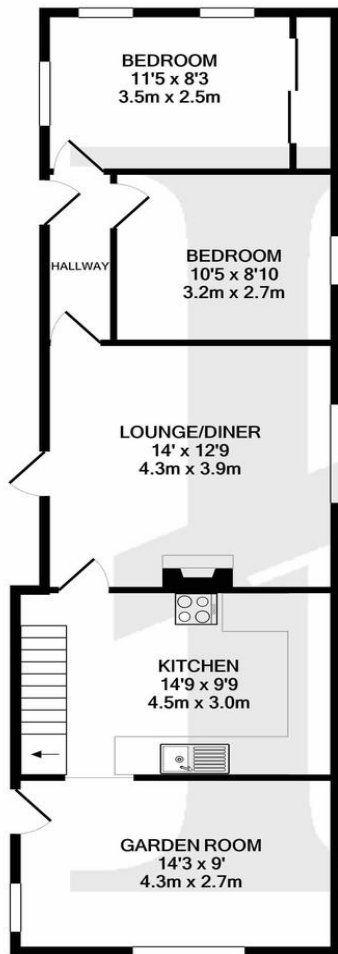
BATHROOM

Three piece suite including a bath with electric shower over, sink and WC. Towel rail heater and extractor fan.

EXTERIOR

To one side of the property is a brick built garage. The rear garden is a mixture of lawns, trees, shrub and flower beds with views over neighbouring farmland.





TOTAL APPROX. FLOOR AREA 953 SQ.FT. (88.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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