



Church Road, Felmingham - NR28 0LQ

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Church Road

Felmingham, North Walsham

Tucked away in a RURAL VILLAGE SETTING, this mid-terrace COTTAGE enjoys a LOW MAINTENANCE front GARDEN, CHARACTER FEATURES and off road parking. With a WELL MAINTAINED INTERIOR, the property is mainly OPEN PLAN to the ground floor, centred on a FEATURE FIRE PLACE and cast iron WOOD BURNER. Finished with electric central heating, a HALL ENTRANCE leads to the sitting/dining room, with a LIGHT and BRIGHT FEEL, and OPEN PLAN KITCHEN with WOOD WORK SURFACES and integrated COOKING APPLIANCES. The SHOWER ROOM is downstairs, including a contemporary suite and RAINFALL SHOWER. Upstairs, the LANDING is an ideal STUDY/SNUG SPACE, with TWO BEDROOMS leading off, including the main bedroom with mezzanine bed/storage area. The outside, the GARDENS are to front, presented in a COTTAGE STYLE with mature hedging for privacy.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



- Tucked Away Rural Village Setting
- Allocated Parking
- Wealth of Character Features
- Sitting Room with Wood Burner
- Open Plan Kitchen
- Ground Floor Shower Room
- Two Double Bedrooms
- Courtyard Style Front Garden

The property is located in Felmingham, North Walsham, a popular town situated approximately 19 miles from Norwich and 8 miles from Cromer. The property is conveniently located close to the town centre, with a rail link in the town on the Bittern Line which runs from Norwich to Cromer and Sheringham via the Norfolk Broads and stopping at Salhouse, Hoveton and Wroxham, Worstead and North Walsham. North Walsham offers a wide range of amenities including shops, all levels of schools, doctor's surgeries, etc.

#### SETTING THE SCENE

The row of cottages leads off Church Road, where the off road parking can be found. Double gates open to the front garden and stable door.

#### THE GRAND TOUR

Wood flooring runs under foot with built-in storage, opening to the spacious sitting/dining room - centred on the feature brick built fire place.



With an inset cast iron wood burner and timber beam above, the stairs run adjacent with storage built-in under, and ample space is provided for seating and dining. A window faces to front offering excellent natural light, and views over the cottage style gardens. Open plan, the kitchen includes cupboards, wood work surfaces, integrated cooking appliances, and a fridge. The ceramic butler sink adds to the cottage feel, with an exposed timber ceiling beam and under cupboard lighting. The shower room offers a contemporary feel, including a white three piece suite with a concealed low level W.C, wall mounted hand wash basin, and rainfall shower with tiled splash backs. Upstairs, the landing is an ideal study space with far reaching views. The two bedrooms lead off, with the main bedroom including a vaulted ceiling and mezzanine bed/storage area.

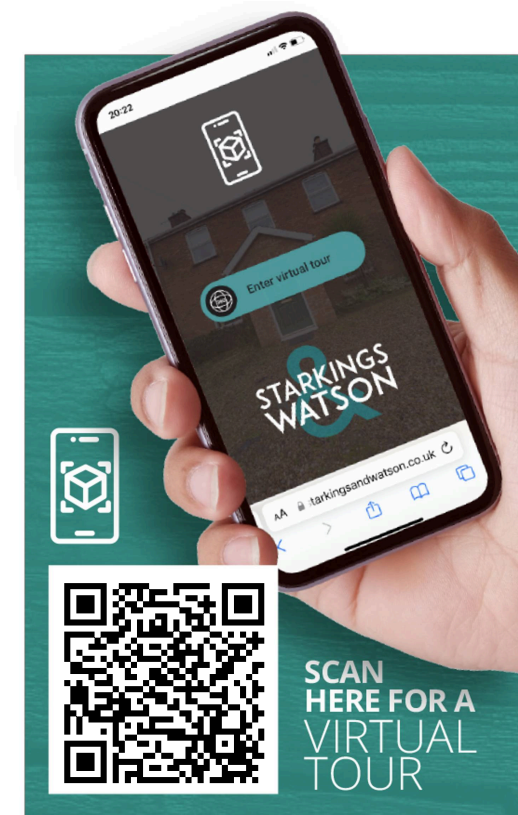
#### FIND US

Postcode : NR28 0LQ

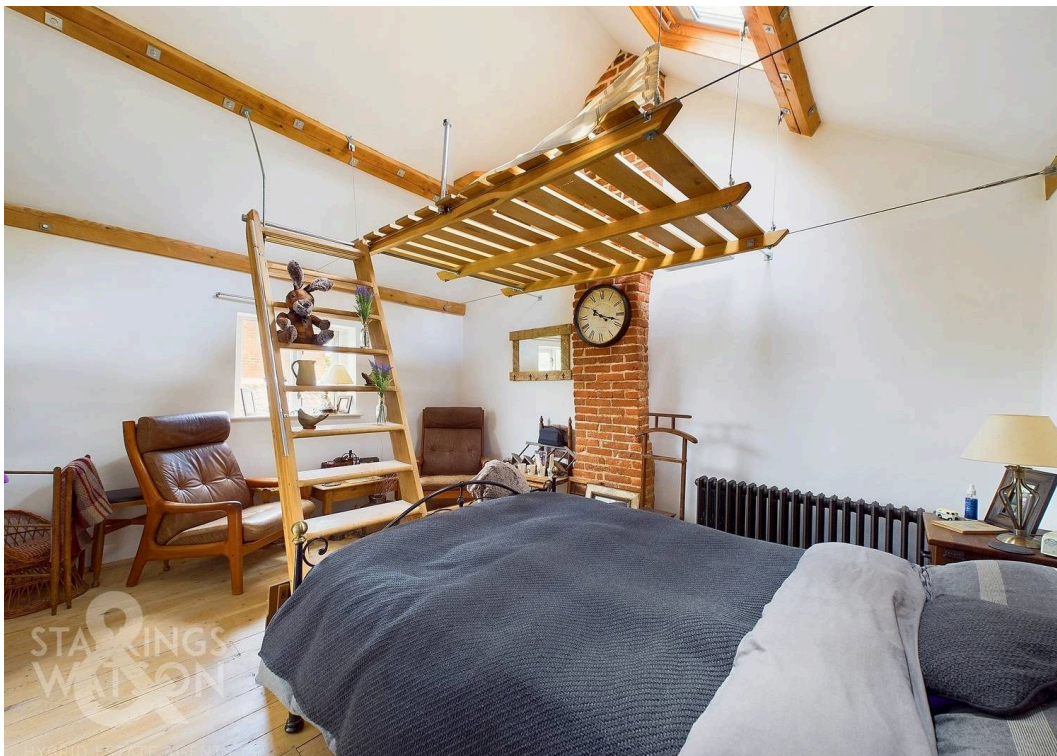
What3Words : ///uttering.evoke.skims

#### VIRTUAL TOUR

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







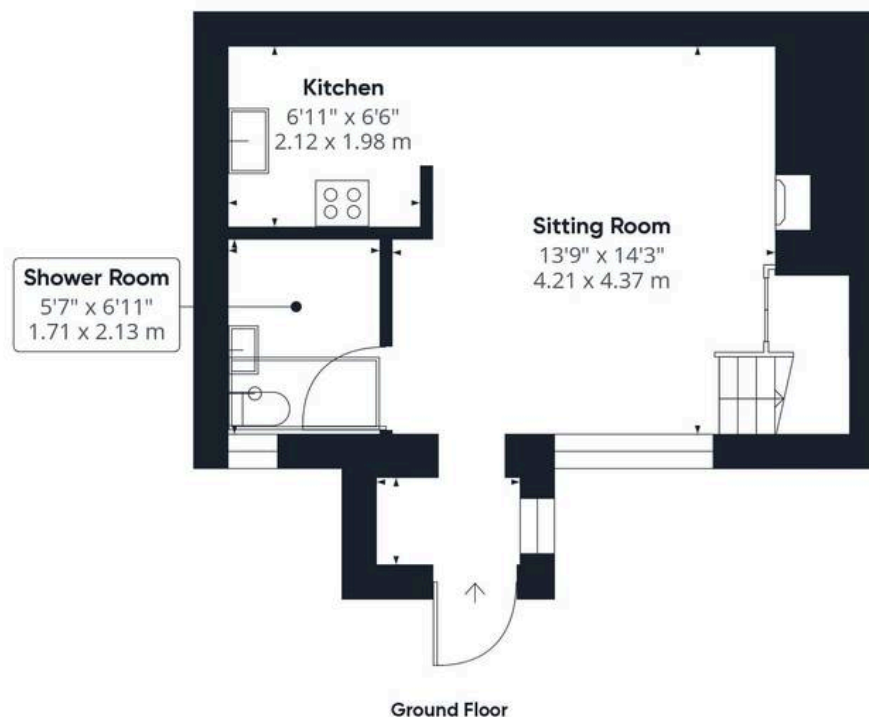




## THE GREAT OUTDOORS

The front garden is laid to shingle in a cottage style, complete with various planting and mature hedging. A timber shed offers storage, with a wood store also built adjacent.





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

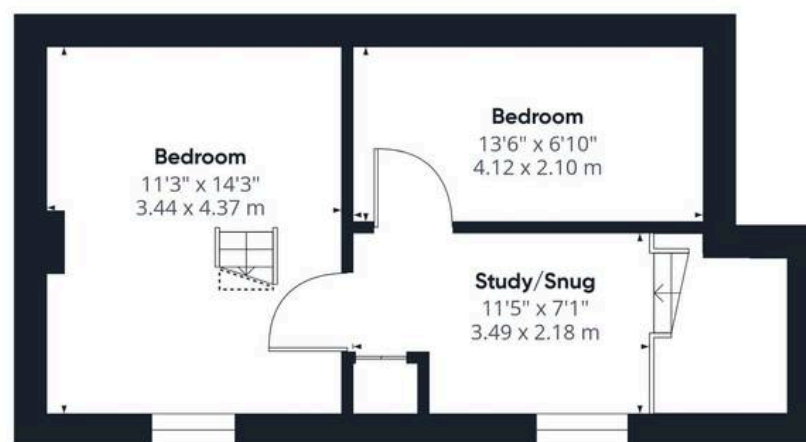
653.73 ft<sup>2</sup>

60.73 m<sup>2</sup>

**Reduced headroom**

4.35 ft<sup>2</sup>

0.4 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE 360**





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.