



Crown Road, Horsham St. Faith - NR10 3JD



## Crown Road

Horsham St. Faith, Norwich

Courtesy of sympathetic modernisation, this DETACHED COTTAGE offers modern features alongside character charm making it both a SPACIOUS and welcoming home. Entering via a PORCH ENTRANCE, the 23' sitting room sprawls out in front of you fitted with Parquet wood flooring leading to an exposed red brick FIRE PLACE currently housing a wood burner with the 20' KITCHEN sat just behind boasting AMPLE STORAGE. The first floor landing leads to THREE BEDROOMS all having use of the MODERN FITTED BATHROOM suite. The rear garden is FULLY ENCLOSED creating the ideal space to sit and enjoy the summer sunshine whilst OFF ROAD PARKING comes in the form of a DRIVEWAY to the side of the home.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Rural Cottage
- Sympathetically Modernised
- 23' Sitting Room With Fire Place
- 20' Kitchen With Ample Storage
- Three Double Bedrooms
- Attractive Modern Bathroom Suite
- Fully Enclosed Rear Garden
- Off Road Parking

Horsham St Faith is just four miles from the centre of the Cathedral City of Norwich. The village has a good selection of everyday amenities including a shop, post office, doctor's surgery, public house and a range of supermarkets nearby. The Cathedral City of Norwich is loved for its cultural and shopping amenities. Norwich city has a mainline railway station and close to the village is Norwich International Airport. In addition the market towns of Aylsham and Holt offer alternative shopping. With the stunning North Norfolk coast and Norfolk broads within easy reach too.

#### SETTING THE SCENE

The property is set back from the street with a low level brick wall separating the home from the public footpath where a gap opens to offer off road parking in the form of a shingle driveway with timber fencing to the side and swinging timber gate directly into the rear garden. An attractive yet low maintenance frontage leads you towards the front porch extension.



## THE GRAND TOUR

Stepping indoors, the porch offers the ideal place to slip off coats and shoes after a brisk country walk before heading into the rest of the home with a radiator mounted on the wall. Stepping into the main living space the floor is covered by attractive parquet wood flooring. The neat and neutral décor is incredibly well lit courtesy of the two large uPVC double glazed windows to the front of the home to enhance the open living space measuring some 23ft in length, making this space incredibly versatile in its potential layout of soft furnishings with an exposed red brick fireplace with timber mantle and tiled hearth housing a wood burner. The kitchen sits towards the rear of the home giving way to a mixture of wall and base mounted storage units whilst leaving room for additional appliances and white goods such as a fridge, freezer, washing machine, tumble dryer and gas range style oven and hob with extraction above. At the end of the wood effect work surfaces, an open floor space currently houses a tall slimline modern radiator with French doors taking you directly into the rear garden. The first floor landing allows access into all three of the double bedrooms as well as the newly fitted modern bathroom suite complete with part tiled surround, wall mounted towel rail and ample vanity storage. The smaller of the three bedrooms sits towards the rear of the home with a radiator sat below the double glazed window. This space could accommodate a double bed, however may be better suited to a large single bedroom suite with additional storage solutions. The two larger bedrooms sit towards the front of the home, both similar in their floor space with both boasting built in wardrobes with the room at the very top of the stairs benefiting from storage cupboards and a large recess at the rear.

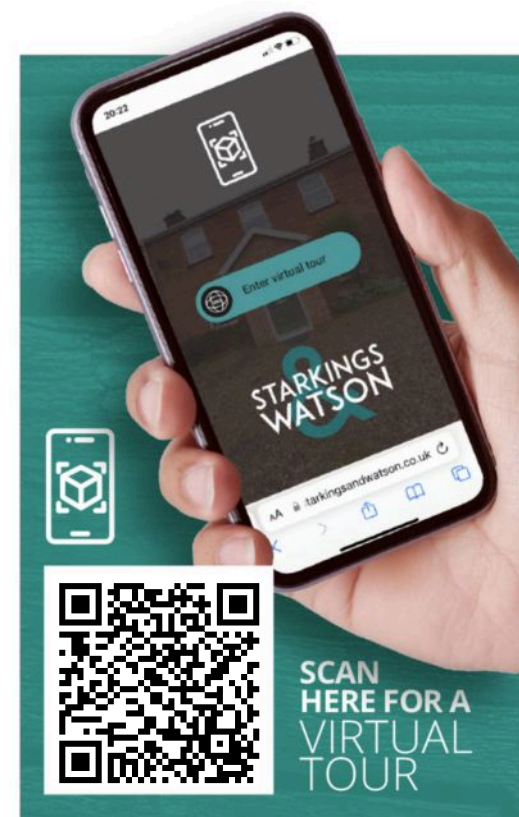
## FIND US

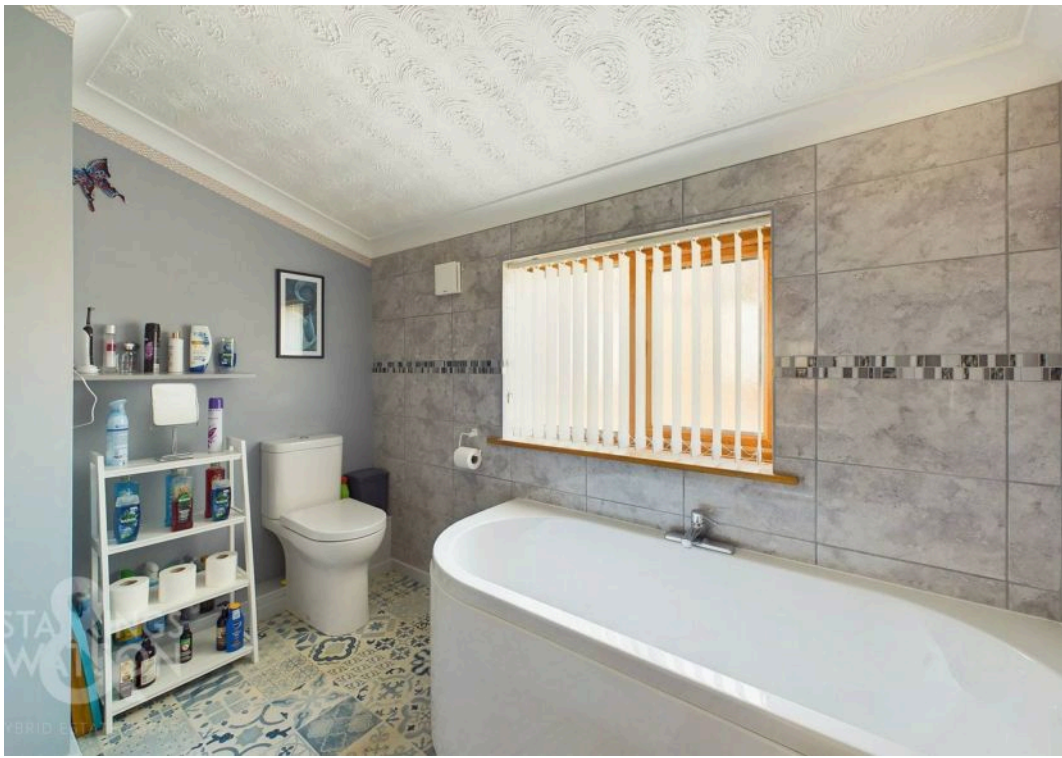
Postcode : NR10 3JD

What3Words : ///suffer.action.rear

## VIRTUAL TOUR

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



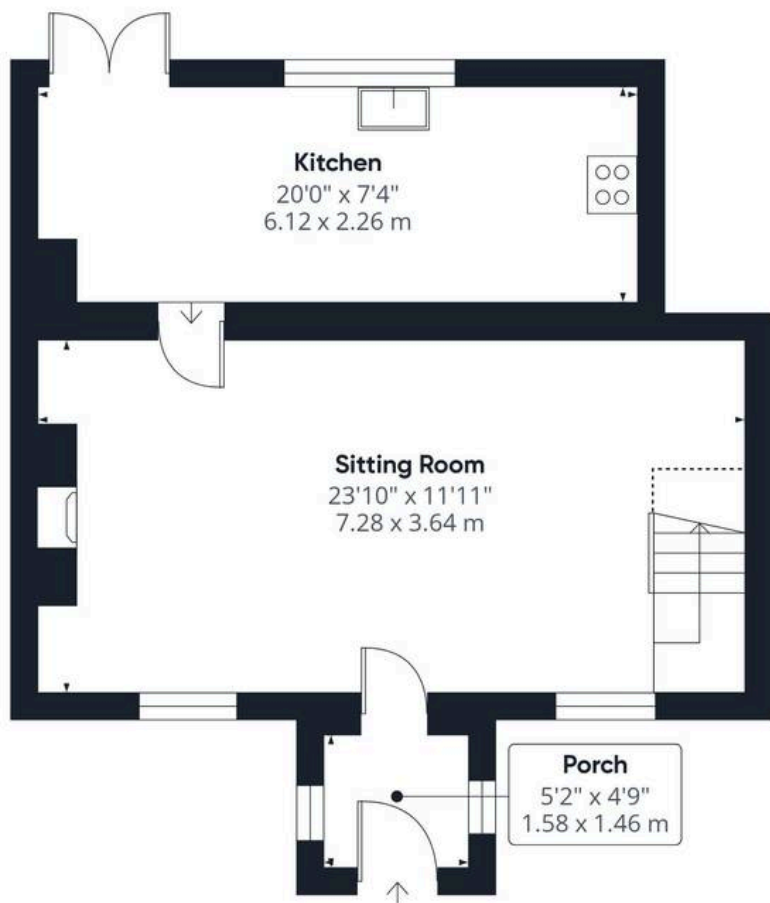




## THE GREAT OUTDOORS

The rear garden itself is neatly presented and fully enclosed with timber fencing to both sides and the rear where a lawned garden space is met with a raised patio seating area and colourful planting borders towards the outside of the home. A second patio currently houses a uPVC double glazed summer house with the rest of the garden offering a secluded spot to enjoy the summer sunshine.





Ground Floor



Floor 1

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

839.7 ft<sup>2</sup>  
78.01 m<sup>2</sup>

**Reduced headroom**

14.83 ft<sup>2</sup>  
1.38 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE 360**



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