



Sunnyside, Bergh Apton - NR15 1DD



Sunnyside

Bergh Apton, Norwich

Situated in an IDYLIC SETTING with an abundance of CHARACTER and CHARM, this semi-detached cottage enjoys a SCENIC APPROACH in a COUNTRYSIDE SETTING. With the TOWN of LODDON and village of PORINGLAND close by, amenities are not far away by car or bus, allowing you the opportunity to EMBRACE COUNTRY LIVING and all it has to offer. With many CHARACTER and TRADITIONAL features, the layout includes a 12' SITTING ROOM which is centred on a GRAND FIRE PLACE and WOOD BURNER, separate dining room, 13' KITCHEN and ground floor bathroom. Upstairs, TWO INTERCONNECTING bedrooms lead off the stairs, with potential to partition the main bedroom. The OUTSIDE SPACE is a real delight, with a COTTAGE GARDEN FEEL, and a wealth of MATURE PLANTS which are perfect for the wildlife.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Semi-Detached Cottage
- Overlooking Open Countryside
- Ample Parking
- Two Reception Rooms
- 13' Kitchen
- Ground Floor Bathroom
- Two Interconnecting Bedrooms
- Private Non-Overlooked Gardens



Bergh Apton is a popular south Norfolk village, located within close proximity to the Norfolk Broads, and a short drive from the larger village of Poringland which offers a range of everyday amenities. The neighbouring village of Alington houses a popular village school which is a popular reason for moving to the area. The A146 provides easy access into Norwich, the A47, Beccles and the East Coast, with the major villages, and the City of Norwich offering further amenities and excellent transport links by road and rail.

SETTING THE SCENE

Set back from the road and enjoying an elevated position with open countryside views to front, a large lawned frontage can be found, with a wealth of mature planting and hedging. The shared driveway allows for access to the private drive and rear garden.

THE GRAND TOUR

Stepping inside, the front door leads straight into the sitting room, with pamment tiled flooring under foot, and a grand central fire place with a brick built surround, pamment tiled hearth and cast iron wood burner. A cupboard conceals the stairs to the first floor landing, with a door leading into the dining room. Extending the living space and a multi-purpose room, an attractive floor runs under foot, with a window to side. The kitchen is an extension to the original property, with a range of wall and base level units, space for an electric cooker and general white goods. With a window overlooking the rear garden, a door also leads out, with the bathroom leading off. With a white three piece suite, a shower can be found over the bath, with tiled splash backs and a further window to side.





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Heading upstairs, the main bedroom opens up, with stripped wood flooring, feature fire place and window to front with outstanding views. The second bedroom is interconnecting, with potential to create a walk way between the two if required.

FIND US

Postcode : NR15 1DD

What3Words : ///lecturing.contacts.wreck

VIRTUAL TOUR

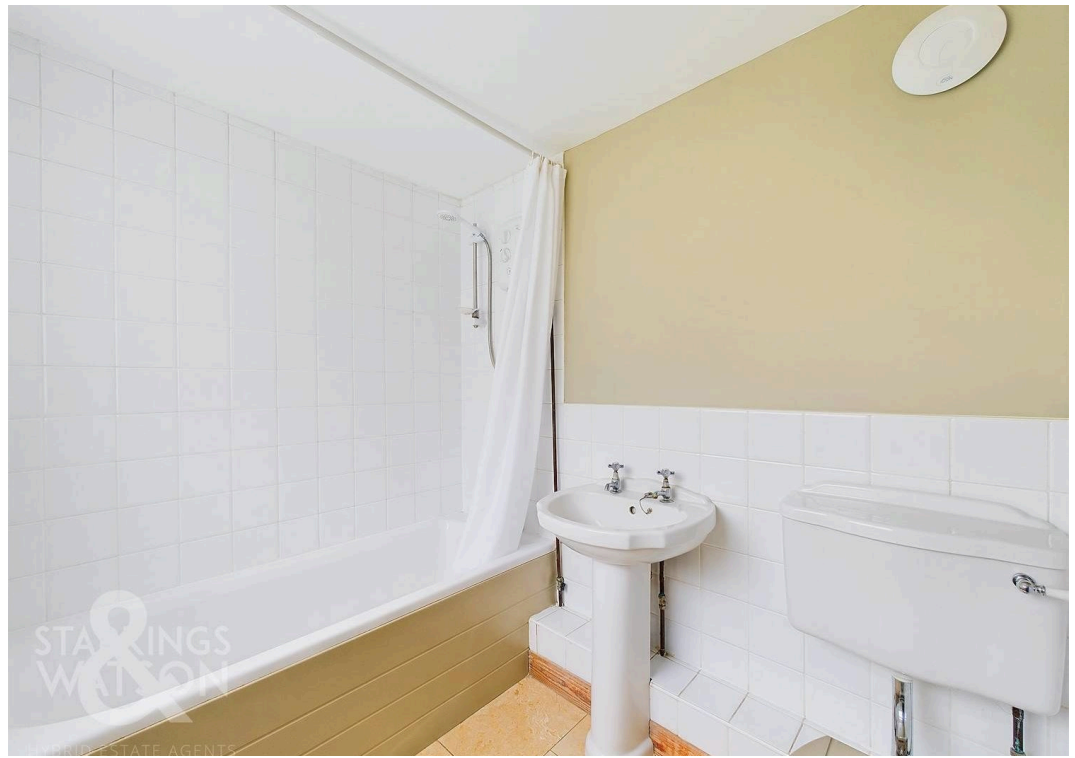
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The neighbouring property has access rights over the driveway entrance. The cottage is built in a conservation area. The property uses a septic tank which is located within the grounds of the neighbouring property.

**STARKINGS
& WATSON**

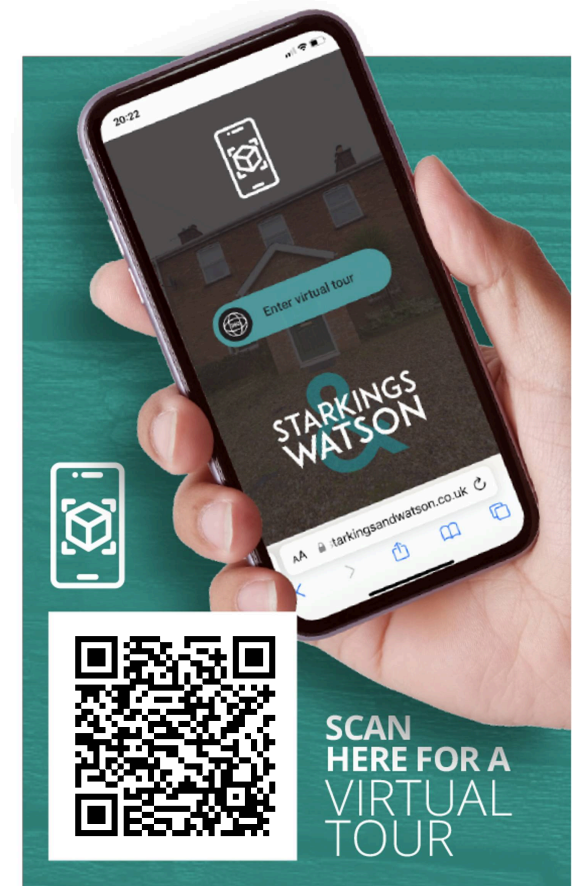
HYBRID ESTATE AGENTS

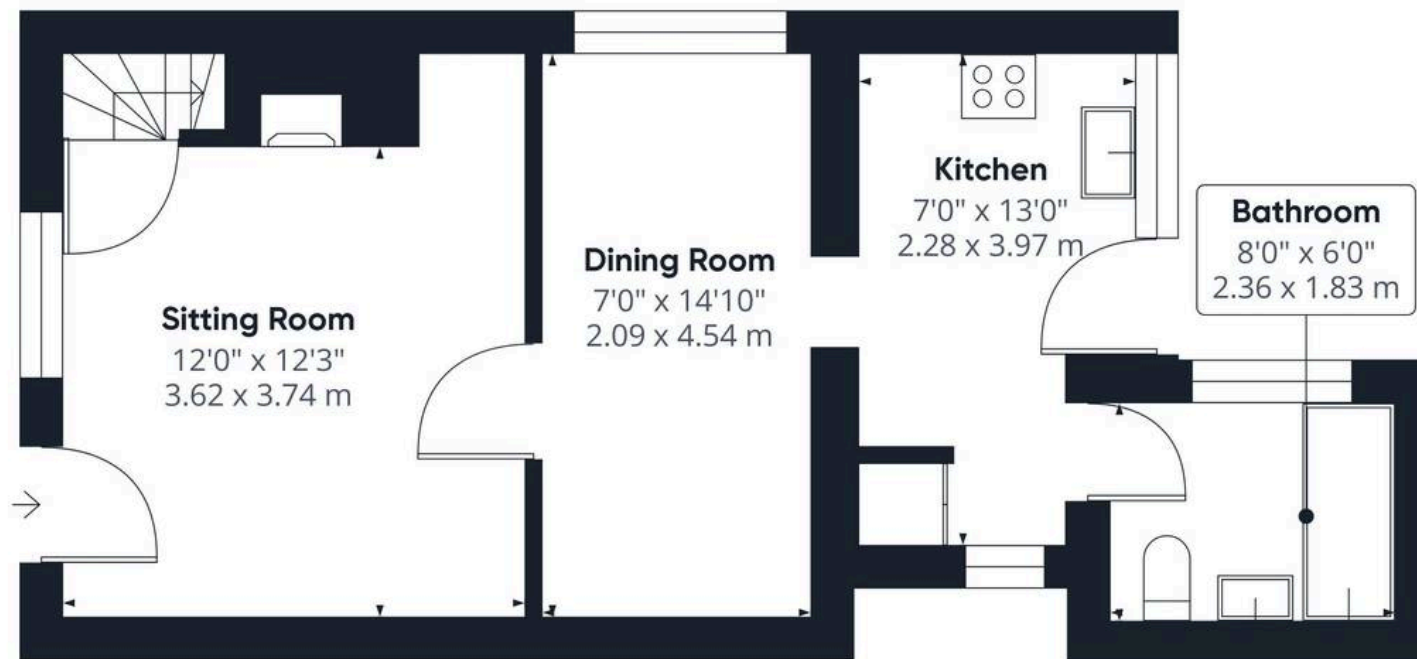




THE GREAT OUTDOORS

The rear garden is split level including a patio area to the rear of the property, and steps leading up to the central lawned garden. With mature planted beds to all sides, the garden is fully enclosed and also benefits from a useful timber clad storage shed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

670.91 ft²

62.33 m²

Reduced headroom

21.42 ft²

1.99 m²

(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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