



Hellington Corner, Bergh Apton - NR15 1BE



Hellington Corner

Bergh Apton, Norwich

NO CHAIN. A fantastic opportunity to acquire this SEMI-DETACHED COTTAGE, situated on an approximate 0.25 ACRE PLOT (stms). This property presents a BLANK CANVAS for those looking to create their dream home - with potential to UPDATE and MODERNISE. The interior boasts HALL ENTRANCE and W.C, with a spacious 16' DUAL ASPECT SITTING ROOM featuring a delightful feature fireplace and 12' Kitchen with direct access to the garden. Upstairs, THREE BEDROOMS are located off the landing, and the convenience of a first-floor BATHROOM. Whilst in need of updating and modernisation, this property offers immense potential for the discerning buyer seeking a project to put their stamp on. Step outside where the substantial REAR GARDENS are split into distinct sections across the expansive 0.25 ACRE PLOT (stms). From the kitchen door, the main garden unfolds with a generous lawned area dotted with a variety of outbuildings, providing ample space for vegetable plots and greenhouses. Beyond lies an additional vast expanse of lawn surrounded by mature hedging and shrubbery.

Council Tax band: A

Tenure: Freehold



- No Chain!
- Semi-Detached Cottage
- Approx. 0.25 Acre Plot (stms)
- Requires Updating & Modernisation
- 16' Dual Aspect Sitting Room with Feature Fireplace
- 12' Kitchen with Garden Access
- Three Bedrooms Off Landing
- Ground Floor W.C & First Floor Bathroom

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

Fronting the road with a lawn driveway offering off road parking for several vehicles, the gardens are open to the side of the property where the lawn area continues and steps lead to the main entrance door.



THE GRAND TOUR

Once inside, the hall entrance is finished with fitted carpet and stairs rising to the first floor landing, and doors into the kitchen and living accommodation. The ground floor W.C can be found tucked away under the stairs for convenience. The dual aspect sitting room is centred on a feature fireplace with potential to install a cast iron wood burner with fitted carpet underfoot, exposed timber beams and windows to front and rear. The kitchen offers an L-shaped arrangement of wall and base level units with space for an electric cooker and general white goods, with fitted carpet, window and door to the rear garden.

Heading upstairs, the carpeted landing includes a window to the side with doors leading to the three bedrooms - with the larger of the two bedrooms being great sized double rooms. An excellent storage cupboard leads off the landing whilst a door also leads to the family bathroom with a three piece suite including tiled splash-backs and fitted carpet.

FIND US

Postcode : NR15 1BE

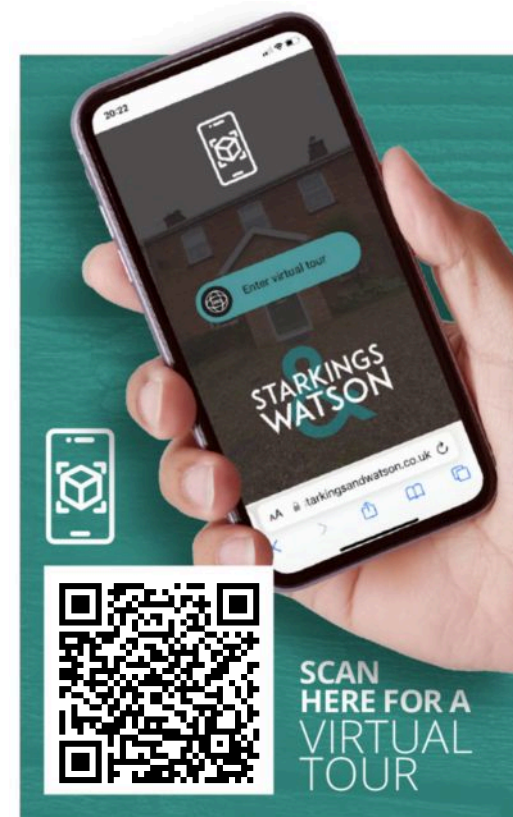
What3Words : ///trout.quilt.cookery

VIRTUAL TOUR

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

AGENTS NOTES

There is no formal heating installed at the property.







THE GREAT OUTDOORS

To the outside the rear gardens are split into two key sections, forming the 0.25 acre plot (stms). With the main garden leading from the kitchen door, a lawned expanse with various outbuildings opens up, with space for vegetable plots and greenhouses. An opening at the far corner leads to a further large lawned expanse with open boundaries, various mature hedging and shrubbery, and huge potential to further landscape for space.





Approximate total area⁽¹⁾

740 ft²

68.7 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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