



Common Road, Wickmere, Norwich, NR11 7AL

welcome to

Common Road, Wickmere, Norwich

A characterful End-Terraced house with a range of features throughout to include exposed timbers & fireplaces. Internal accommodation includes 3 Bedrooms, Kitchen/Diner, Living Room, Office/Hall, Bathroom & Cloakroom while outside offers a plot of 0.485 acres (STMS), parking, gardens & Outbuilding.



Description

Nestled in the heart of the North Norfolk countryside and sitting on a plot of 0.485 acres (STMS) don't miss this spacious End-Terrace character cottage!

The property enjoys accommodation to include Kitchen/Diner, Living Room, Office/Hall and Bathroom to the ground floor, whilst upstairs offers 3 double Bedrooms and a Cloakroom. There are character features throughout to include exposed timbers & fireplaces.

Outside has ample off-road parking, gardens to the rear & side and a range of Outbuildings.

Entrance Hall

Door opens into hall with stairs leading to first floor and doors to Kitchen/Diner and Living Room.

Kitchen / Diner

16' x 10' (4.88m x 3.05m)

Fitted with base units, work surface over with tiled splash back and stainless steel sink & drainer unit, electric cooker point and plumbing for washing machine. Exposed beams, tiled flooring, wall lights, radiator and 2 double glazed windows to front and rear aspect.

15' 7" x 12' 11" (4.75m x 3.94m)

Multi-fuel burner inset to fireplace with surround, TV & BT points, wall lights, exposed beams, radiator & front aspect double glazed window. Door to Inner Hall.

Inner Hall

Under stairs cupboard, radiator and doors to Living Room, Office/Hall & Bathroom.

Office / Hall

3 double glazed windows to side & rear aspect, uPVC door to outside and houses central heating boiler.

Bathroom

Fully-tiled suite comprising WC, wash basin, bath with mixer taps & shower cubicle. Radiator, heated towel rail, airing cupboard & rear aspect double glazed window.

First Floor Landing

Doors to Bedrooms & Cloakroom.

13' 5" x 10' 11" (4.09m x 3.33m)

Radiator and double glazed windows to front & side aspect.

Bedroom Two

13' 11" x 7' 6" (4.24m x 2.29m)

Built-in cupboard, exposed beams, radiator & front aspect double glazed window.

Bedroom Three

10' 6" x 7' 9" (3.20m x 2.36m)

Exposed timbers, radiator & rear aspect double glazed window.

Cloakroom

Suite comprising WC, wash basin, radiator & rear aspect double glazed window.

Outside

To the front of the property is a gravel driveway providing ample off-road parking, the plot measures 0.485 acre (STMS) and has good side gardens to the side & rear, with various Outbuildings.



Ground Floor



First Floor

Living Room

Bedroom One

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/AYS109556



welcome to

Common Road, Wickmere, Norwich

- Character End-Terraced House
- 3 Bedrooms, Stable, Haystore
- Kitchen/Diner, Living Room & Office/Hall
- Ground Floor Bathroom & First Floor Cloakroom
- Plot of 0.485 acres (STMS)
- Ample Off-Road Parking, Gardens & Double Garage
- Countryside Location

Tenure: Freehold EPC Rating: E

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/AYS109556



Property Ref:
AYS109556 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 735252



Aylsham@williamhbrown.co.uk



23 Market Place, AYLSHAM, NORWICH,
Norfolk, NR11 6EL



williamhbrown.co.uk