



**Alice's Cottage, Long Lane, Colby, Norwich, NR11 7EF**

**welcome to**

**Alice's Cottage, Long Lane, Colby, Norwich**

>>> NO ONWARD CHAIN <<<

Introducing Alice's Cottage a 2 Bedroom detached House located in the peaceful village of Colby, with Lounge, Kitchen/Diner, Bathroom & En-Suite to main Bedroom. Outside offers well-kept gardens, off-road parking & field views.



## Description

Offered with No Onward Chain & nestled in the heart of the North Norfolk countryside don't miss this truly delightful detached residence which offers versatile internal accommodation to include Living Room with feature brick fireplace, re-fitted Kitchen/Dining Room, Reception Room/Bedroom Two & Bathroom to the ground floor whilst upstairs has a main Bedroom with En-suite Shower Room. Outside offers well-kept gardens and off-road gravel driveway parking.

This property is located in the village of Colby which is approximately 1.5 miles from the village of Banningham, with a local pub 'Banningham Crown' & approximately 4.6 miles from the market town of Aylsham which has a range of amenities to include shops, restaurants, cafe's, pubs & has great transport links to Norwich City Centre and the North Norfolk Coast.

## Living Room

17' x 14' 1" (5.18m x 4.29m)

Storm porch with uPVC front door opens into Living Room with feature brick fireplace & wooden mantel piece, built-in cupboard to recess, TV point, wall lights, carpeted flooring, exposed beams, 2 radiators, 2 double glazed windows and stairs to first floor with under stair cupboard. Opens to Kitchen/Diner.

## Re-Fitted Kitchen / Diner

17' x 8' 5" (5.18m x 2.57m)

Re-fitted kitchen with a range of wall & base units, work surface over with stainless steel sink & drainer unit. Electric oven with electric hob & cooker hood over, plumbing for washing machine and space for under counter fridge & freezer. Built-in cupboard, wood effect flooring, exposed beams, 2 radiators & 2 double glazed windows to side & rear aspect. Opens to Living Room.

## Rear Hall

Door opens into hall with wood effect flooring, airing cupboard, radiator & sky light. Doors to Bedroom 2, Bathroom & Kitchen.

## Bedroom Two

9' x 10' 8" (2.74m x 3.25m)

Spotlights, carpeted flooring, radiator & 2 double glazed windows.

## Re-Fitted Bathroom

Re-fitted suite comprising low level WC, pedestal wash basin, bath with mixer tap & shower attachment and separate corner shower cubicle. Wall panelling, wood effect flooring, extractor, heated towel rail, radiator & double glazed window.

## First Floor Landing

Small open landing which opens to Bedroom One & En-suite with radiator & double glazed window with field views.

## Bedroom One

14' 1" max x 13' 4" (4.29m max x 4.06m)

Exposed brick wall & timber beams, carpeted flooring, TV point, radiator & double glazed window.

## En-Suite

Suite comprising low level WC, pedestal wash basin & shower cubicle. Shaver point, heated towel rail, radiator, carpeted flooring and sky light.

## Outside

To the front of the property is a 5-bar gate opening to a gravel driveway, the front garden is mainly laid to lawn with sleeper borders and a raised shingle area with pathway to front door.

To the rear of the property is a shingled garden with mature shrubs, summer house and shed.



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](http://www.focalagent.com)



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**welcome to**

## **Alice's Cottage, Long Lane, Colby, Norwich**

- NO ONWARD CHAIN
- Detached House
- 2 Bedrooms - Main with En-Suite
- Lounge & Re-Fitted Kitchen/Diner
- Re-Fitted Downstairs Bathroom
- Well-Kept Gardens and Off-Road Parking
- Countryside Location with Field Views

Tenure: Freehold EPC Rating: Awaited

guide price

**£350,000**



Please note the marker reflects the postcode not the actual property

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