



Little London, Corpusty, Norwich, NR11 6QA

welcome to

Little London, Corpusty, Norwich

An exceptional detached house in the popular hamlet of Little London with 3 double Bedrooms, re-fitted Kitchen & Bathroom, Utility Room, Cloakroom & Lounge. Outside offers off-road parking, single Garage with power & lighting and a delightful larger than average rear garden.



Description

Don't miss this extremely well-presented detached residence set in the rural hamlet of Little London, close to the village of Corpusty.

The property enjoys internal accommodation to include re-fitted Kitchen, Dining Area, Lounge with multi-fuel stove, Utility Room & Cloakroom to the ground floor whilst upstairs has 3 double Bedrooms, all with built-in storage, and a re-fitted Bathroom. Outside offers a single Garage with power & lighting, off-road parking and has the most wonderful rear garden with a mixture of plants, fruit trees and more!

Corpusty itself has a range of amenities to include Primary School, Church & Village Shop and transport links to the historic Georgian market town of Holt & Norwich City Centre.

Entrance Hall

Front door opens into hall with stairs to first floor, under floor storage with fitted shelves, exposed brick work, spotlights & radiator.

Cloakroom

Suite comprising low level WC, wash basin, radiator & extractor.

Utility Room

8' 2" x 7' 1" (2.49m x 2.16m)

Fitted with base units, work surface over with tiled splash back and stainless steel sink & drainer unit, Monarch water softener, plumbing for washing machine & houses oil central heating boiler. Loft access, vinyl tile effect flooring, radiator & double glazed window.

Lounge

19' 8" + bay x 13' 10" max (5.99m + bay x 4.22m max)

Multi-fuel Hunter stove inset to brick fireplace, TV point, 2 radiators, front aspect double glazed windows & double glazed door to outside. Opens to Kitchen.

Re-Fitted Kitchen

9' 11" x 11' 11" (3.02m x 3.63m)

Re-fitted with a range of wall & base units, work surface over with tiled splash back and sink & drainer unit, plumbing for dishwasher, electric oven & electric hob with cooker hood over. Karndean flooring, radiator & opens to Dining Area. Door to outside & double glazed window with view over rear garden.

Dining Area

8' 9" x 9' 6" (2.67m x 2.90m)

Karndean flooring, radiator & double glazed window.

First Floor Landing

Doors to Bedrooms & Bathroom.

Bedroom One

10' 8" x 8' 9" (3.25m x 2.67m)

Built-in wardrobes, radiator & double glazed window with view over rear garden.

Bedroom Two

10' 6" x 9' 3" + recess (3.20m x 2.82m + recess)

Fitted wardrobe, radiator & double glazed window with view over rear garden.

Bedroom Three

10' 9" x 8' 6" (3.28m x 2.59m)

Built-in wardrobe, TV point, radiator & double glazed window.

Re-Fitted Bathroom

Re-fitted suite comprising WC, bidet, wash basin & bath with shower over. Shaver point, built-in cupboard, tile effect flooring, radiator & skylight.

Outside

To the front of the property is a walled & paved small front garden with a variety of shrubs and flowering plants and a gravel driveway providing off-road parking & access to a single Garage measuring 17'7" x 8'1" with electric up & over door, power, lighting & side aspect double glazed window.

The rear garden can be accessed either side of the property and has been extremely well-kept with the benefits of a patio area, well-stocked borders to lawn, raised beds, vegetable garden, a variety of fruit trees including plum, crab apple, greengage and raspberry & strawberry beds, a magnolia tree and laurel hedging around the edge. There is a 2500 litre oil tank, outside tap and wood stores.



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



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welcome to

Little London, Corpusty, Norwich

- Detached Brick & Flint House
- 3 Double Bedrooms
- Re-Fitted Kitchen & Re-Fitted Bathroom
- Lounge & Dining Area
- Utility & Cloakroom
- Off-Road Parking & Single Garage
- Well-Kept Larger Than Average Rear Garden
- Sought After Location

Tenure: Freehold EPC Rating: D

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS109755 - 0003

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