









welcome to

Woodstock, The Street, Little Barningham, Norwich

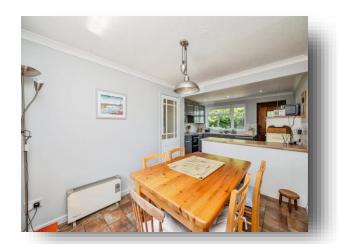
Set on a fantastic plot in the highly desirable village of little Barningham is this deceptively spacious detached Chalet. This property is offered with no onward chain and enjoys 2 double bedrooms, open plan kitchen/diner, re-fitted shower room, lounge and has ample parking and garage.













Entrance Hall

Wood effect flooring, stairs to first floor, radiator.

Lounge

20' 9" x 13' 4" Max (6.32m x 4.06m Max)

Double aspect room with double glazed windows to the front aspect and double glazed doors to the rear, two radiators, wood burner inset to fireplace, TV point.

Kitchen/Diner

20' 9" x 11' 1" max (6.32m x 3.38m max)

Fitted with a range of wall and base level units, ceramic sink and drainer unit, wood effect work surface with tiled splash back, electric cooker point with hood over, spotlights, radiator, double aspect room with double glazed windows to the front and rear aspect, stable door to the garden, opens to utility area.

Utility Room

Plumbing for washing machine, central heating boiler, door to outside and garage.

First Floor Landing

Doors to bedrooms and shower room.



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 inspections[b]. Powered by www.focalagent.com





15' 7" max x 9' 1" (4.75m max x 2.77m) Two built in cupboards, double glazed window, radiator.

Bedroom 2

13' 1" max x 11' 1" (3.99m max x 3.38m) Double glazed window, radiator

Re-Fitted Shower Room

Luxury refitted shower room comprising a walk in double shower with drench head over, vanity wash hand, low level WC, heated towel rail, tiled floor, double glazed window.

Outside

To the front of the property is a generous lawned garden with planted borders and has access to the left hand side of the property. There is a driveway that enjoys off road parking leading to a single garage with up and over door which has a personal door to the utility room. The rear garden has a shed, greenhouse and patio area with a generous lawned garden with mature shrub and trees.

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Woodstock, The Street, Little Barningham, Norwich

- Wonderful Village Location
- No Onward Chain
- 2 Double Bedroom
- Luxury Refitted Shower Room
- Open Plan Kitchen/Diner
- Ample parking & Garage
- Brilliant plot size

Tenure: Freehold EPC Rating: E Council Tax Band: C

offers in excess of

£325,000









Please note the marker reflects the postcode not the actual property

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Property Ref: AYS109900 - 0006 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.





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