



Elder Cottage, The Heath, Buxton, Norwich, NR10 5JA

welcome to

Elder Cottage, The Heath, Buxton, Norwich

Set in the Hamlet of 'The Heath' is this truly unique detached home. This property set on a stunning plot, offers versatile accommodation that includes 2 double Bedrooms, various Reception Rooms and has updated Bathroom and Kitchen. Outside is a double carport, ample parking and wonderful gardens



Description

Nestled in the heart of the Norfolk countryside is this truly unique detached residence. The property is set in a charming hamlet on the edge of Buxton and offers charm and space throughout. Internally the property enjoys versatile living space including two double Bedrooms, various Reception Rooms and has an updated Kitchen & Bathroom.

Outside this property has mature gardens and has been set up to enjoy outside entertaining with various seating areas, outside lighting and has ample parking, a double open fronted carport and 3 useful storage sheds all with power. This property really is a one off and has superb scope to extend (stpp).

Covered Veranda

Door into Study & double doors into Summer Lounge.

Summer Lounge

15' 1" x 9' 4" (4.60m x 2.84m)

2 sets of double glazed doors open to outside & covered veranda, radiator and timber clad.

Study

Timber clad, door to outside, 2 double glazed windows & electric heater.

Shower Room

Fully tiled walls with shower cubicle, spotlight, extractor & single glazed window.

Bathroom

Fully tiled suite comprising low level WC, pedestal wash basin and bath with mixer tap & shower attachment. Tiled flooring, extractor, radiator and single glazed window.

Kitchen

8' 5" x 13' 5" max (2.57m x 4.09m max)

Fitted with a range of wall & base units, glass fronted display cabinets, wood effect work surface with tiled splashback and stainless steel sink & drainer unit with mixer tap over, and electric cooker point with cooker hood over. Fitted breakfast bar, LED spotlights, wood effect floor and double glazed window. Opens to Utility & second Study Area.

Utility

Fitted with wall units, worktop with tiled splashback, space and plumbing for washing machine & space for tumble dryer and houses central heating boiler. LED spotlight, radiator & single glazed window.

Study Area

Double glazed window, carpeted flooring and archway to Dining Room.

Dining Room

12' x 9' 4" (3.66m x 2.84m)

Wood burner inset to feature brick fireplace with timber bressummer & tiled hearth, radiator & double glazed window. Opens to Living Room.

Living Room

9' 4" x 14' max (2.84m x 4.27m max)

Double aspect room with radiator, 2 double glazed windows, TV point, wall panelling and stairs to first floor.

First Floor Landing

Loft access, double glazed window & radiator. Doors to Bedrooms.

Bedroom One

9' 11" x 12' 4" max (3.02m x 3.76m max)

Exposed brickwork with feature fireplace, radiator & double glazed window.

Bedroom Two

9' 10" x 9' 6" (3.00m x 2.90m)

Radiator & double glazed window.

Outside

The property has a driveway leading to a double open fronted carport. The gardens are a delightful mix of plants, shrubs and fruit trees to include apple & pears, there are vegetable plots, various seating areas and the added advantage of 3 wooden sheds all with power. The property has useful veranda at the side of the property again ideal for outside entertaining.

Location

The Heath, Buxton is a hamlet situated just outside the main part of the village of Buxton which has amenities to include a shop, chip shop and school. The village of Coltishall is only a short distance away via car and has a useful variety of shops. The Cathedral city of Norwich with train links to London Liverpool Street is under 10 miles away.



view this property online williamhbrown.co.uk/Property/AYS110109



welcome to

Elder Cottage, The Heath, Buxton, Norwich

- Unique Detached Residence
- 2 Double Bedrooms
- 3 Reception Rooms + Two Study Areas
- Oil Central Heating & Part Double Glazing
- Double Carport & Ample Parking
- Fantastic Scope To Extend (STPP)
- Rural Setting

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

offers in excess of

£365,000



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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/AYS110109



Property Ref:
AYS110109 - 0003

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