



**Church Street, Trimingham, Norwich, NR11 8AL**



**welcome to**

**Church Street, Trimingham, Norwich**

\*\*\* NO ONWARD CHAIN \*\*\*

William H Brown are delighted to present this quaint two bedroom mid-terrace cottage set in the peaceful village of Trimingham perfect for a place to call home from home!



## Description

The property is located in Trimmingham, which is a small village situated on the beautiful North Norfolk Coast, approximately 4.5 miles from Cromer town centre. Cromer offers amenities to include Train Station, Doctor's Surgery, minor injuries Hospital, lots of shops and local supermarkets. Trimmingham itself has a bus service running to nearby towns and villages with the village of Overstrand close by, boasting both countryside and coastal walks and a good range of facilities including Convenience Store, Post Office, Primary School and Village Hall.

The property briefly comprises of living room, kitchen, conservatory, two bedrooms, bathroom, rear garden & off street parking

## Lounge

14' 10" x 13' 8" (4.52m x 4.17m)

Door and double glazed window to the front aspect, feature fireplace, radiator.

## Kitchen

10' 10" x 8' 11" (3.30m x 2.72m)

Fitted kitchen with range of wall and floor units with work surfaces over, walk-in storage cupboard, sink drainer, tiled flooring.

## Conservatory

Brick and Flint walls, wooden window frames, fully waterproof roof, light and sunny.

## Bedroom One

14' 1" x 8' 6" (4.29m x 2.59m)

Double glazed window to the front aspect, radiator and carpeted flooring.

## Bedroom Two

9' 6" into recess x 10' 10" (2.90m into recess x 3.30m)

Double glazed window to the rear aspect with sea views, radiator and carpeted flooring

## Bathroom

Airing cupboard, suite comprising of bath with electric shower over, wash hand basin and WC, electric towel rail.

## Exterior

Parking space at the rear of property with a gate, lawn, patio and a summer house.



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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## Church Street, Trimingham, Norwich

- NO ONWARD CHAIN
- Two Bedroom Mid terrace Cottage
- Well Presented Throughout
- Off Street Parking at the rear
- Quaint Village of Trimingham

Tenure: Freehold EPC Rating: F

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM108391 - 0005

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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.



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