



**Hillside, Roughton, Norwich, NR11 8PB**

**welcome to**

**Hillside, Roughton, Norwich**

William H Brown are delighted to present this Quintessential Three Bedroom Semi-Detached Cottage set in the peaceful village of Roughton. Call us to book your viewing.



## Description

Roughton is a delightful village with almost everything on its doorstep! It is situated just three miles from the coastal town of Cromer and is home to a post office, village store and petrol station, village pub and popular fish & chip shop. It also has easy access to the A140 for direct access to Norwich and is on a good bus route. The National Trust Felbrigg Hall Estate is just a short drive away too and is famed for its unaltered 17th-century house along with a cafe area, walled gardens, an orangery and fantastic walking routes.

This property benefits from Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, downstairs Shower Room, Three Bedrooms, garden and ample space for off-street parking.

## Entrance Hall

Door to the front aspect, cupboard and radiator.

## Lounge

11' x 11' (3.35m x 3.35m)

Window to the front aspect, fireplace with white decorative mantle, picture rail, radiator and carpeted flooring.

## Dining Room

11' x 11' 10" (3.35m x 3.61m)

Windows to the front and side aspects, black mantle with fireplace, picture rail radiator and carpeted flooring.

## Kitchen

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

Fitted kitchen with range of blue wall and floor units and wooden work surfaces over, built in eye level oven, electric hob with cooker hood above, ceiling lights, sink drainer, tiled splash backs, wood burner, double doors to outside, floor to ceiling radiator and wood effect flooring.

## Utility Room

Door and windows to the side aspect, fitted wall and floor units with work surfaces over, spaces for white goods, sink drainer, cupboard with boiler and tiled flooring.

## Bathroom

Suite comprising of walk in shower cubicle, wash hand basin, WC, heated towel rail, access to the loft, airing cupboard, tiled walls, window to the side aspect and tiled flooring.

## Landing

Window to the front aspect.

## Bedroom One

11' 10" x 11' 1" (3.61m x 3.38m)

Window to the front aspect, black feature fireplace, radiator and carpeted flooring.

## Bedroom Two

11' 10" x 11' 11" (3.61m x 3.63m)

Window to the front aspect, orange feature fireplace, radiator and wooden flooring.

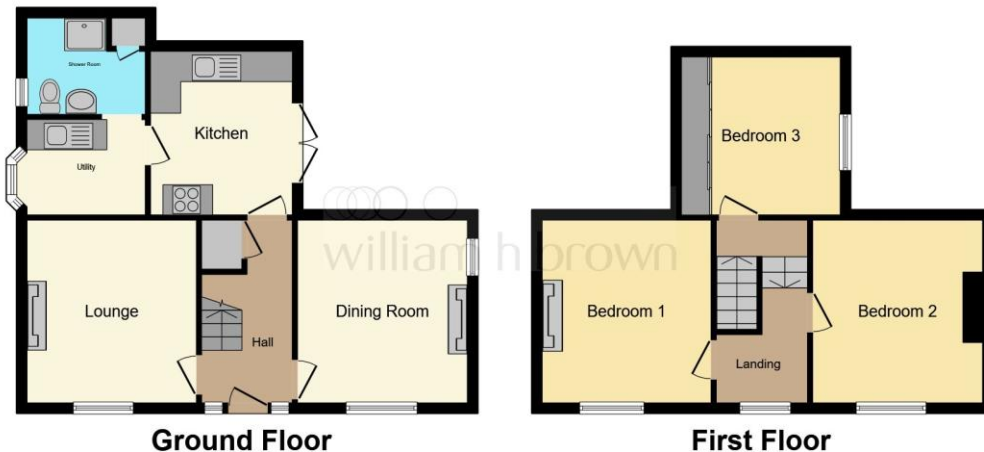
## Bedroom Three

10' 2" x 10' 10" (3.10m x 3.30m)

Window to the side aspect with countryside views, sloped ceiling and radiator.

## Exterior

Driveway parking for 2 cars, fenced lawn to the side, garden shed, summerhouse, patio area, pathway, border with mature shrubs and pots. Patio area to the side of the property with gravel pathway.



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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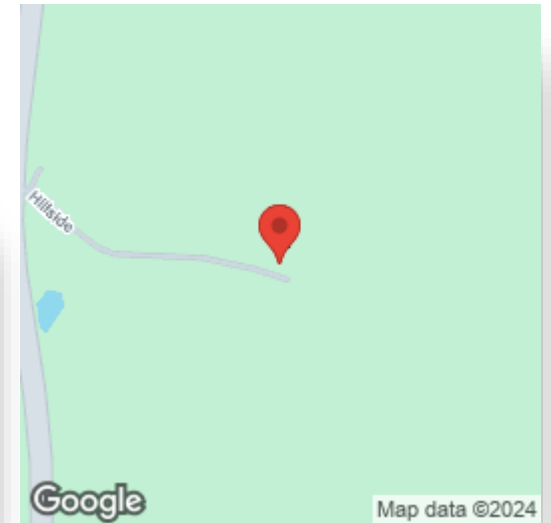
## Hillside, Roughton, Norwich

- Quintessential Three Bedroom Semi Detached Cottage
- Quiet Country Lane
- Stunning Walks Nearby
- Matured Garden
- New Kitchen & Bathroom

Tenure: Freehold EPC Rating: E

offers over

**£390,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM108493 - 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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