



**Grove Corner, Roughton Norwich NR11 8QS**



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## **Grove Corner, Roughton Norwich**

Fully restored with beautiful countryside views don't miss this character filled 2 Bedroom Brick & Flint Cottage set in the popular village of Roughton.



Once part of the Felbrigg Hall Estate which was built around 1750, this Brick & Flint cottage has been restored by the current owners over the last 10 years to include gas LPG central heating & radiator system, re-plumbing, re-wiring, wood burner & flu liner, ground floor insulation with foamed glass & limecrete, re-plastered throughout, complete replacement of roof trusses, felt & handmade tiles (2012). Further renovations include upper flooring replaced, retaining original non load bearing beams downstairs & timber double glazed windows throughout.

The internal accommodation comprises hand built fitted Kitchen, Lounge/Dining room with Inglenook fireplace, 2 double Bedrooms and a Jack & Jill Bathroom. Outside has a wonderful cottage garden with flower & herb beds.

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.

### Kitchen

12' 11" x 10' 5" ( 3.94m x 3.17m )

Entrance stable door leads you into the fitted Kitchen with a range of hand built base units with solid wood work surfaces over top and sink & drainer unit. Electric double oven with fitted cooker hood over, washing machine & fridge. Dual aspect double glazed timber windows to the side and rear, wall mounted radiator, smart thermostat, wooden beams, reclaimed wooden flooring & exposed flint wall. Door to Lounge.

### Lounge / Dining Room

16' 6" x 14' 6" ( 5.03m x 4.42m )

Dual aspect double glazed timber window to the front with field views, wooden beams, pamment tiled flooring, 9kw wood burner inset to Inglenook fireplace with oak Bessemer & space wood storage, alcove for TV & audio equipment. Boiler with carbon monoxide sensor housed in Lounge/Dining Room to side the side of fireplace and door to Norfolk winder staircase.

### Bedroom One

11' 5" x 9' ( 3.48m x 2.74m )

Double glazed timber windows to the front & side, wooden flooring, wall panelling & wall mounted radiator. Doors to second Bedroom and Jack & Jill Bathroom.

### Bedroom Two

14' 10" x 8' 6" ( 4.52m x 2.59m )

Double glazed timber window to the rear, wooden flooring, wall panelling, wall mounted radiator and door to Jack & Jill Bathroom.

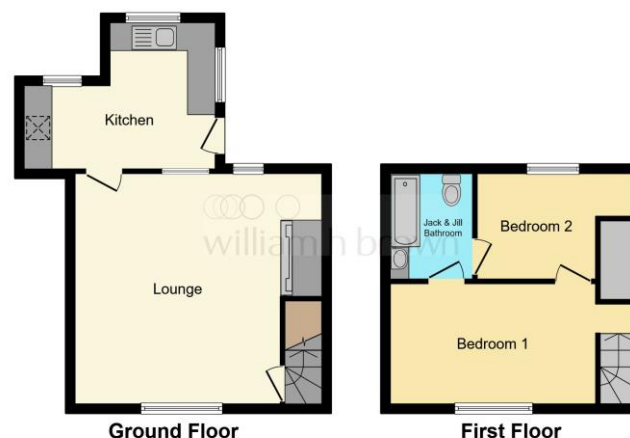
### Bathroom

White vintage style suite comprising bath with shower overhead, bespoke hand wash basin, tiled splash back & WC. Wooden flooring, partial sloped ceiling, wooden panelling, heated towel rail & extractor fan.

### Outside

The property has a cottage style garden with a mix of patio & lawn areas, outside dining space and a range of flower & herb beds.

The property has on road parking.



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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## **Grove Corner, Roughton Norwich**

- No Onward Chain
- Two Bedroom Brick & Flint Cottage
- Character Features throughout to include Exposed Beams, Inglenook Fireplace & Timber Double Glazed Windows
- Successful Holiday Let or Stylish Home
- Sympathetically Renovated over the last 10 years by current Owners

Tenure: Freehold EPC Rating: D

# £295,000



Please note the marker reflects the postcode not the actual property

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