



**Church Cottage, Middle Street, Trimingham, Norwich, NR11 8EA**



**welcome to**

**Church Cottage, Middle Street, Trimingham, Norwich**

\*\*\* BACKS ONTO FIELDS \*\*\*

William H Brown are delighted to offer this Three Bedroom Cottage set in the village of Trimingham. Call us to book your viewing!





## Description

The accommodation consists of living room, kitchen diner, utility room, three bedrooms, bathroom, shower room, front & rear gardens

The property is located in Trimingham, 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. Trimingham 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.

## Lounge

13' 4" x 13' 10" into recess (4.06m x 4.22m into recess)  
Wood Burner, storage heater, stairs to first floor, double glazed to front, carpeted flooring, open to kitchen.

## Kitchen

14' 4" x 8' 11" (4.37m x 2.72m)  
Kitchen diner, dual double glazed window to the rear with field views, electric panel heater, range of white wall and base units with wooden work surfaces over top, farmhouse sink, integrated oven, hob & cooker hood, tiled flooring for the kitchen, carpeted for the dining area, exposed brick & flint wall.

## Utility Room

Plumbing & space for white goods, sink, work top space.

## Bedroom 1

11' 1" x 9' 10" into recess (3.38m x 3.00m into recess)  
Double glazed window to the front, built in cupboard, electric heater, carpeted flooring.

## Bedroom 2

9' 4" x 8' 2" (2.84m x 2.49m)  
Double glazed window to the rear with field views, electric heater, carpeted flooring, Juliet balcony with tilt & turn, partial sloped ceiling, exposed brick & flint wall.

## Bedroom 3

8' 5" x 6' 9" (2.57m x 2.06m)  
Double glazed window to the front, electric heater, carpeted flooring.

## Bathroom

Claw Foot Bath, hand wash basin, WC, heated towel rail, double glazed window to the rear with field views, under floor heating, retro style tiled flooring.

## Shower Room

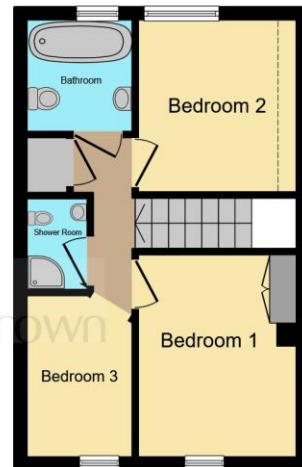
Shower cubicle, hand wash basin and WC, tiled walls.

## Outside

The front of the property consists of laid gravel providing ample off street parking. The rear of the property takes full advantage of the field it backs onto, with laid lawn joining up to the farmland providing a truly stunning countryside garden.



Ground Floor



First Floor

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 Cottage, Middle Street, Trimingham, Norwich**

- Brick & Flint Three Bedroom Cottage
- Bathroom & Shower Room
- Ample Off Street Parking
- Backs onto Fields
- No Onward Chain

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

guide price

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CRM108798 - 0004

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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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