



Stonecote Roughton Road, Felbrigg Norwich NR11 8PQ

welcome to

Stonecote Roughton Road, Felbrigg Norwich

A charming character cottage with two bedrooms and two reception rooms located on the edge of the National Trust's Felbrigg Estate.



Located on the edge of the National Trust's Felbrigg Estate is this charming brick and flint, two storey cottage set in generous mature gardens with outbuilding and parking, two bedrooms, two reception rooms, character features including Inglenook fireplace and exposed beams, electric heating, double glazing and No Chain.

Entrance Porch

Stable door to the front, glazed on three sides and further glazed door to the entrance hall.

Entrance Hall

Wall mounted consumer unit and night storage heater.

Kitchen

16' x 6' 8" (4.88m x 2.03m)

Double aspect room with upvc double glazed windows to the rear and side, Fitted with a range of shaker style wall and base units comprising cupboards and drawers, roll edge work surfaces with inset ceramic one and a half bowl sink drainer with mixer taps, built in double electric eye level oven and hob with cooker hood above, tiled splashbacks, space for upright appliance, plumbing and space for domestic appliance and wall mounted storage heater.

Bathroom

8' 5" x 6' 3" (2.57m x 1.91m)

Suite comprising bath with separate taps, vanity unit with inset hand wash basin, lighted mirror above, WC and tiled shower enclosure with electric shower fitted, cupboard and shelving storage, upvc double glazed window to the side aspect, part tiled walls and tiled flooring.

Bedroom Two

13' 1" Max x 9' 10" Max (3.99m Max x 3.00m Max)

Upvc double glazed windows to the front aspect, leaded window providing light from the lounge, louvre fronted wardrobe cupboards to recess with hanging space and shelving,

Lounge

16' 1" x 11' 7" excluding door recess (4.90m x 3.53m excluding door recess)

Large Inglenook fireplace with exposed beam and brickwork, pamment tiled hearth with enamelled wood burner, feature beams, wall mounted storage heater, shelving to recess, enclosed staircase providing access to the first floor and square arches to the dining room.

Dining Room

15' 7" x 9' (4.75m x 2.74m)

Double aspect room with exposed brick panels, quarry tiled flooring, upvc double glazed bow window to the front aspect and further matching window and door to the side aspect, vaulted ceiling with double glazed roof lights and night storage heater.

First Floor

Bedroom One

16' 10" x 12' 2" (5.13m x 3.71m)

Recess with hanging space and shelving, access to remaining eaves storage, built in storage cupboards, upvc double glazed window to the rear aspects, exposed beams with ceiling height of 5ft 9 ins.

Exterior

Generous plot with driveway leading to shingled parking area, storage/workshop, concrete hardstand and mainly laid to lawn, mature trees and shrubs, mature hedging, gated access to the rear garden, mainly paved, thoughtfully landscaped with ornamental pond, beds with mature shrubs and trees.



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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welcome to

Stonecote Roughton Road, Felbrigg Norwich

- Charming Character Cottage
- Situated on the edge of the Felbrigg Estate
- Two Bedrooms, Two Reception Rooms
- Generous well established Gardens
- No Chain.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CRM108993 - 0003

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