



Church Cottages, Thuxton, Norwich, NR9 4QJ

welcome to

Church Cottages, Thuxton, Norwich

Renovated and Refurbished to a High Standard >> Stunning Cottage in an Idyllic Village Setting with Two Reception Rooms, Two Bathrooms, Superb Kitchen and Utility Room, Ample Off-Road Parking and a Beautiful Wrap Around Garden. Be Quick to View This Charming Home!



Description

We are pleased to offer a stunning cottage in a picturesque village location. As you approach the Thuxton village sign and turn down the lane that leads to this impressive and attractive cottage, you are greeted by off road parking area which has a fenced pathway which leads passed the front and round to the side of the private entrance. The large lawned garden on two levels surrounds the cottage. The property has undergone extensive renovation and refurbishment by the current owners. Ground floor accommodation comprises an impressive entrance hall which could double as a study area. This opens into a spacious living room, with a wood burner set into an attractive fireplace. The modern, bespoke country style kitchen opens into a garden room on one side, and feeds round to a utility room which wraps back round to the entrance hall complementing the flow and style of the cottage. There is also a shower room downstairs. First Floor accommodation comprises a split staircase which offers two landings, one leads to two double bedrooms and the other has two double bedrooms and the modern family bathroom. Renovation and refurbishment works include a replaced roof with guarantee, a new boiler fitted in 2019 and a modern but characterful change to the flow, feel and style of this beautiful cottage. There is also an extra parking area which belongs to the cottage on the lane. With its charm, character, gardens and idyllic village setting, this property will appeal to a range of buyers!

The Accommodation

The property is the last cottage in a row and as you near the end of the lane, there is ample off-road parking to the front of the home. A fenced pathway leads round to the side a double glazed door into the;

Entrance Hall

An impressive room which could be used as a study, with wood effect tiling, electrics cupboard, stairs rising to the first floor landing, storage cupboard, door to the utility room, covered radiator and further door opening to;

Living Room

15' x 12' 8" (4.57m x 3.86m)

Wood effect flooring, central wood burner set into a tiled hearth with exposed brick surround and wooden mantle, wooden beams, radiator, two double glazed windows to front aspect and sliding door opening to;

Kitchen/Breakfast Room

16' 3" x 7' 6" (4.95m x 2.29m)

Bespoke country style fitted kitchen with a wide range of wall and floor mounted units with complementary wooden work surfaces over and upstands, inset double butler sink with mixer tap, tiled splashbacks, space for electric double oven, extractor hood, integrated dishwasher, space for American fridge freezer, wood effect flooring, double glazed window to rear aspect, opening to utility room and further opening to;

Garden Room

10' 5" x 8' 9" (3.17m x 2.67m)

Brick base with UPVC double glazed windows surrounding, tiled flooring and double doors opening to the rear garden.

Utility Room

12' 6" x 7' 6" (3.81m x 2.29m)

A continuation in style of the kitchen and flowing round the cottage, with wall and floor mounted units with complementary wooden work surfaces over and upstands, inset sink and drainer with mixer tap, tiled splashbacks, ample storage space, wood effect tiled flooring, double glazed window to side aspect, external door opening to the rear aspect and further door opening to;

Shower Room

Three piece suite comprising low level w.c, bespoke stone sink set onto a wood surface with an enamel basin and stainless steel tap, fully tiled wet room area comprising wall mounted shower and double glazed obscure glass window to rear aspect.

First Floor Landing

The stairs branch off to two separate landings, one giving access to two bedrooms and the loft, whilst the other leads to two further bedrooms and the family bathroom.

Principal Bedroom

16' 8" x 10' 2" (5.08m x 3.10m)

Wood effect flooring, two radiators and two double glazed windows to front aspect.

Bedroom Two

12' 7" x 9' 4" (3.84m x 2.84m)

Wood effect flooring, radiator and double glazed window to side aspect.

Bedroom Three

12' 1" x 9' 7" (3.68m x 2.92m)

Wood effect flooring, covered radiator and double glazed window to rear aspect.

Bedroom Four

11' x 9' 1" (3.35m x 2.77m)

Wood effect flooring, covered radiator and double glazed window to rear aspect.

Family Bathroom

Luxury bathroom with suite comprising low level w.c, hand wash vanity, roll top bath with shower attachment, wood effect flooring and double glazed obscure glass window to rear aspect.

External

The property is surrounded on three sides by and extensive lawned area which is raised up from the perimeter path which envelopes the home. There is a wooden storage shed, a wood store and flower and shrub borders.

Agents Note

Waste from the property is served by a septic tank. Contact the branch for more details.



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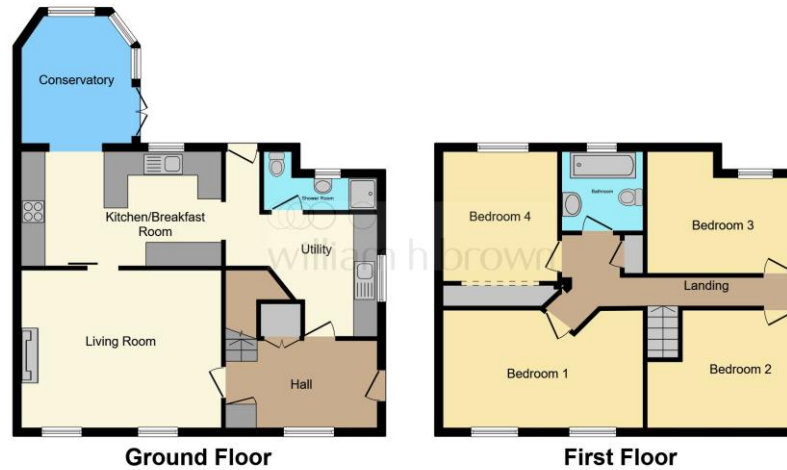
Church Cottages, Thuxton, Norwich

- Stunning Four Bedroom Cottage, in an Idyllic Village Location
- Modern but Characterful Kitchen and Utility Room
- Impressive Entrance Hall With Versatile Use
- Renovated and Refurbished to a High Standard
- Downstairs Shower Room and First Floor Bathroom
- Ample Off-Road Parking and Spacious Wrap Around Garden
- Less than 1 Mile Away from Garvestone Primary School

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

guide price

£375,000 - £400,000



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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Property Ref:
DRM117454 - 0003

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