



Sycamore Cottage, Kettlestone

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Pointens





**Sycamore Cottage, Lacey Way,
Kettlestone, Norfolk NR21 0GY**
North Norfolk Coast 10 miles,
Fakenham 3 miles, Norwich 20 miles

**A spacious well appointed 2 bedroom
cottage style house. Pleasantly
situated in a private cul-de-sac and
enjoying open countryside views to
the rear aspect. Sycamore Cottage is
just 3 miles from Fakenham and 10
miles from the North Norfolk Coast.**

Guide Price £250,000



The Property

The property offered for sale is a spacious semi detached modern built cottage pleasantly situated in a private cul-de-sac of just two properties. The cottage enjoys wonderful rural views to the rear aspect. In very good condition throughout, the property offers accommodation comprising an entrance porch, an entrance hall, a 21' sitting room, a 21' well fitted out kitchen/diner, utility room, a bathroom and two double bedrooms on the first floor together with a cloakroom. The property enjoys the benefit of oil fired central heating and UPVC sealed unit windows and doors throughout. Outside, a tarmacadam drive leads to a car port. There is also a front garden and to the rear of the house is a very private lawned garden area. This property is being sold with no onward chain.

Location

Kettlestone is a picturesque village within the sought after area of North Norfolk. There is a shop and garage at both nearby Snoring and Bale and more comprehensive facilities in the nearby towns of Fakenham and Holt. The centre of Holt comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. Schooling in Fakenham includes Fakenham High School and Sixth Form Centre. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

Directions

Leave Holt on the A148 road to Fakenham. At the crossroads in Little Snoring turn left, then take the first right at the next crossroads into The Street, Kettlestone. Proceed through the village and just before leaving the village you will find the entrance to Lacey Way on your right hand side.

ACCOMMODATION

The accommodation comprises -

Covered entrance porch

UPVC front door, leading to -

Entrance Hall

Radiator. Fitted alarm. Staircase to first floor. Tiled floor.

Sitting Room (21'3 x 12')

Two radiators. Sliding patio doors leading to the rear garden. Television point.

Kitchen/Diner (21'4 x 10'4)

Good range of fitted base units with working surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted double oven. Surface hob with extractor hood. Fitted dishwasher and fridge. Radiator. Tiled floor. Patio doors lead to the rear garden.

Bathroom

Panelled bath, W.C., Pedestal washbasin, shower cubicle, radiator. Electric shaver point.

Utility Room (6' x 5'9)

Fitted base unit with single drainer sink and mixer tap over. Plumbing for automatic washing machine. Tiled floor. Large walk-in cupboard housing the oil fired boiler for central heating and domestic hot water.

First Floor

Landing, leading to -

Bedroom One (13'8 x 13')

Radiator. Fitted wardrobe. Television point.

Bedroom Two (12' x 12')

Radiator. Fitted wardrobe. Television point.

Upstairs cloakroom

W.C., pedestal washbasin, radiator. Tiled floor. Velux window.

Curtilage

The property is approached over a tarmac driveway providing ample off street parking and leading to a car port (18'3 x 10'5) with electric power and light. To the front of the property there is a lawned garden and to the rear there is a very private lawned garden with a patio area and a modern plastic oil tank. This is all fully enclosed with a mixture of wooden panelled fencing and hedging.

Agents Note: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed. Contents of this property are available for purchase by separate negotiation.

General Information

Tenure: Freehold

Services: Mains water, electricity and drainage are connected.

Local Authority: North Norfolk District Council, tel: 01263 513811.

Tax Band: C (2024/25—£1957.20)

Energy Performance Certificate: To be confirmed.

Viewing arrangements: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

Ref: H313242

Important Notice

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These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

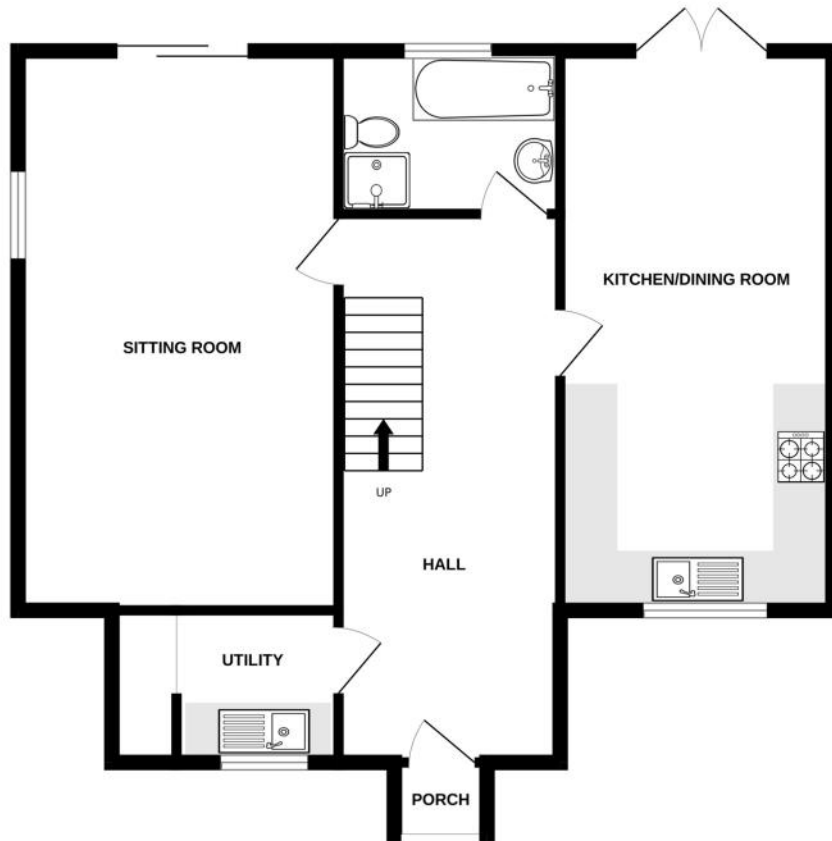
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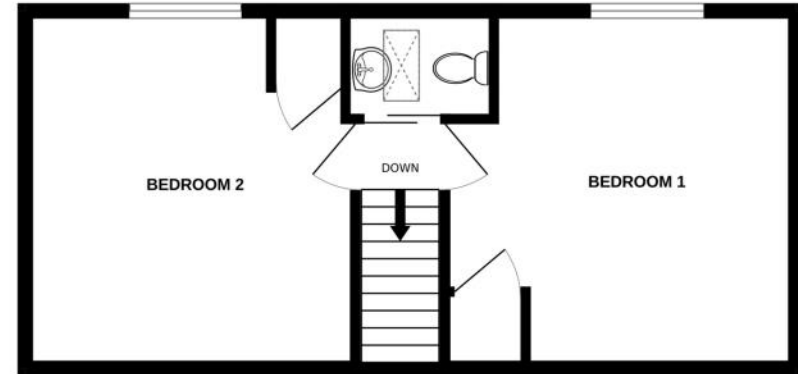




GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



SYCAMORE COTTAGE, LACEY WAY, KETTLESTONE NR21 0GY

TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

