



3 Foundry Row, Thornage

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Independent Estate Agents

Pointens





**3 Foundry Row, The Street, Thornage
Norfolk NR25 7QF**

Holt 2 miles, Norwich 20 miles

North Norfolk Heritage Coast 4 miles

Traditional brick and flint terrace cottage pleasantly situated in this popular North Norfolk village. Thornage is in a conservation area and convenient for the Georgian market town of Holt and North Norfolk's heritage coastline and all it offers.

GUIDE PRICE £270,000



The Property

The property offered for sale is a traditional brick and flint under a pantile roof period cottage pleasantly situated in this much favoured North Norfolk village just 2 miles from the Georgian market town of Holt and 4 miles from the heritage coastline with all its leisure facilities and wildlife. In good condition throughout the accommodation comprises: a double aspect sitting / dining room with a wood burner, a well fitted out kitchen. On the first floor a landing leads to two good size bedrooms and a shower room. The property also enjoys Upvc double glazed windows and doors and electric panel heating. Outside there is off street parking and a paved courtyard garden. The property is being sold with no onward chain.

Location

Thornage is a pretty rural village around three miles from the market town of Holt. The town 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. The North Norfolk coast is around four miles distant with Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles away from where there is a fast rail service to London Liverpool Street and Norwich Airport has direct flights to many major cities.

Directions

From Holt High Street proceed to the Norwich Road and at the roundabout take the third exit where signposted to Dereham. After around three miles you will enter the village of Thornage. After around 100 yards the entrance to Foundry Row will then be found on the right hand side just before The Old Foundry House.

ACCOMMODATION

The accommodation comprises:

Sitting Room/Dining Room (15' 4 x 10'5 double aspect)

Fireplace housing a wood burner, two electric convection heaters, television and telephone points. Door to rear garden.

Kitchen (16' x 7'10)

Range of fitted base units with worktops over. Inset sink unit with mixer tap. Fitted electric oven, hob and re-circulating hood and a cooking range. Tiled splashbacks, range of matching wall units, electric panel heater, stairs to first floor, tiled floor.

First floor landing

Airing cupboard.

Bedroom One (9'5 x 9'3)

Electric panel heater, fitted cupboard.

Bedroom Two (13' x 7'10)

Electric panel heater.

Shower Room

Large walk-in shower cubicle, vanity unit housing a wc and wash basin. Heated towel rail.

Curtilage

To the front of the property there is off street parking for one car. To the rear there is a garden which is mostly laid with patio slabs with inset flower and shrubs, all fully enclosed by brick walling.

General Information

Tenure: Freehold.

Council Tax Band: To be confirmed.

Services: Mains water, electricity and drainage.

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

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

Energy Performance Certificate: Band E.

Ref No: H313388.

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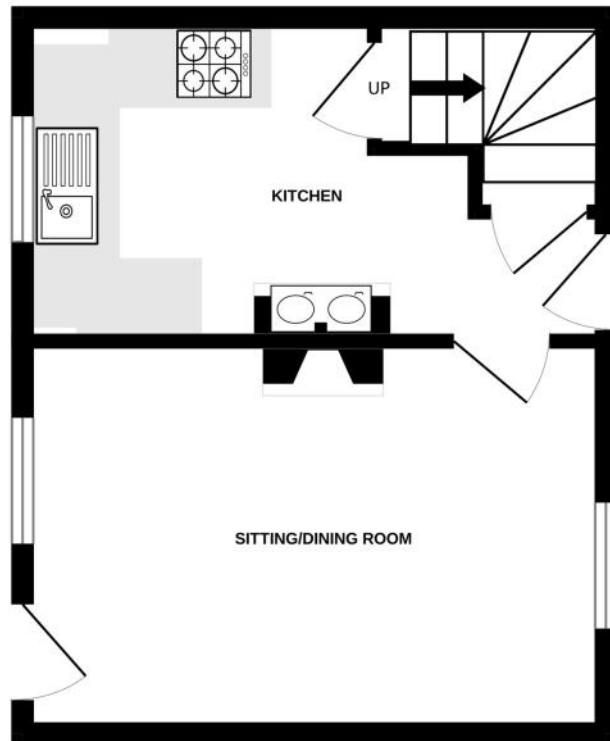
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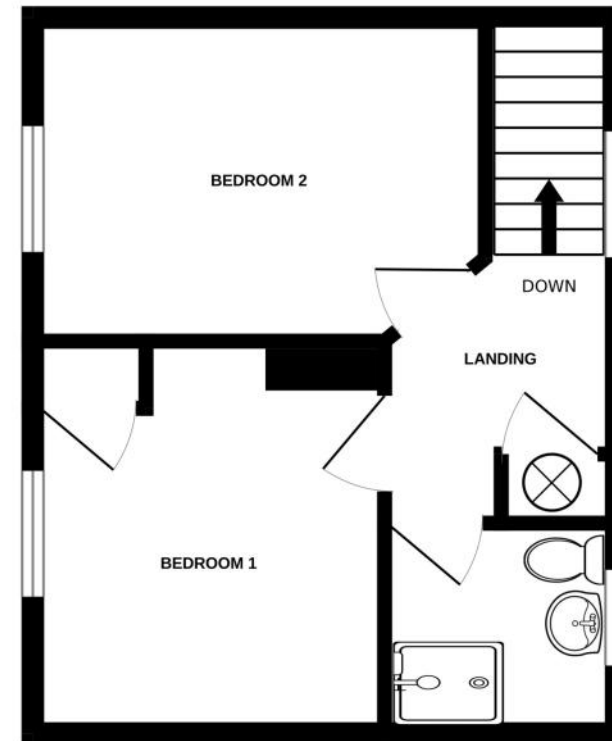
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GROUND FLOOR
276 sq.ft. (25.6 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



3 FOUNDRY ROW, THE STREET, THORNAGE NR25 7QF

TOTAL FLOOR AREA : 557 sq.ft. (51.8 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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