

# Arnolds | Keys



2 Hindolveston Road, Guestwick, Dereham, NR20 5QL

Offers Over £450,000

- \*\* VENDOR HAS FOUND\*\*
- Double Garage
- En-Suite Bathrooms
- Extended & Modernised
- Character Cottage
- Panoramic Field Views
- Parking for Multiple Vehicles
- Wood Burner
- Sun Room with Bi-Folding Doors
- Utility Room

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## 2 Hindolveston Road, Guestwick NR20 5QL

**\*\*VENDOR HAS FOUND\*\*** Epitomising Norfolk countryside living, this semi-detached cottage located in rural Guestwick offers spacious and characterful accommodation benefitting from panoramic field views. Offering a double garage, modern sun room overlooking the garden, and a cosy living room with wooden flooring and a wood burner.



Council Tax Band: B



## **ACCOMODATION**

This semi-detached cottage located in rural Guestwick has an abundance of charm and character. With four bedrooms, a double garage, modern sunroom overlooking the garden and a cosy lounge with wood burner. There is a driveway offering parking for multiple vehicles, and panoramic field views from most angles.

## **ENTRANCE HALL**

With a stained glass door allowing light to flood into the hallway, giving access to all reception rooms and the fourth bedroom. There is a tiled floor which flows through the ground floor.

## **LOUNGE**

The cosy lounge has two windows overlooking the front aspect and is located in the oldest part of the cottage. With wooden flooring which is believed to be sourced from the Jenny Lind Hospital, and generously sized wood burner set within a feature fireplace.

## **DINING ROOM**

With flooring carried through from the living room, there are dual aspect windows allowing for light to flood in. The room gives space for a good sized dining table and holds many character features.

## **KITCHEN**

Comprising wall and base units, with a window overlooking the side aspect. There is a built in eye-level oven and integrated hob, as well as space for free standing white goods. There is a tiled floor, recessed ceiling lights and access to the utility room.

## **SUN ROOM**

The most recent addition to the property, the sunroom is modern yet perfectly in keeping with the property. With bi-folding doors into the garden, stone flooring and exposed brickwork walls. The room spans the width of the rear of the property.

## **UTILITY ROOM**

Located off the kitchen, and also giving access to the downstairs wet room, there is base cabinets allowing space for freestanding white goods.

## **BEDROOM 4/STUDY**

This multi functional room could be utilised for either a bedroom or further reception room/study. Attached is a newly converted wet room. The room benefits from built in storage, hard flooring and a window overlooking the rear aspect.

## **LANDING**

Giving access to all bedrooms, and bathroom the central landing is carpeted throughout.

## **BEDROOM ONE**

The principal bedroom has dual aspect windows overlooking fields. Carpeted throughout, with a radiator and access to the En-Suite bathroom.

## **EN-SUITE**

The en-suite located off the main bedroom comprises a three piece suite including shower, WC and hand wash basin. There is a towel radiator and window.

## **BEDROOM TWO**

Benefitting from a built in storage cupboard, the room is carpeted throughout, with a radiator and window.

## **BEDROOM THREE**

With dual aspect windows overlooking the front and side aspect, this double room is carpeted throughout, with a radiator.

## **DRESSING AREA**

Giving access to the upstairs bathroom, as well as eaves storage; This small area would be ideal as a dressing area.

## **BATHROOM**

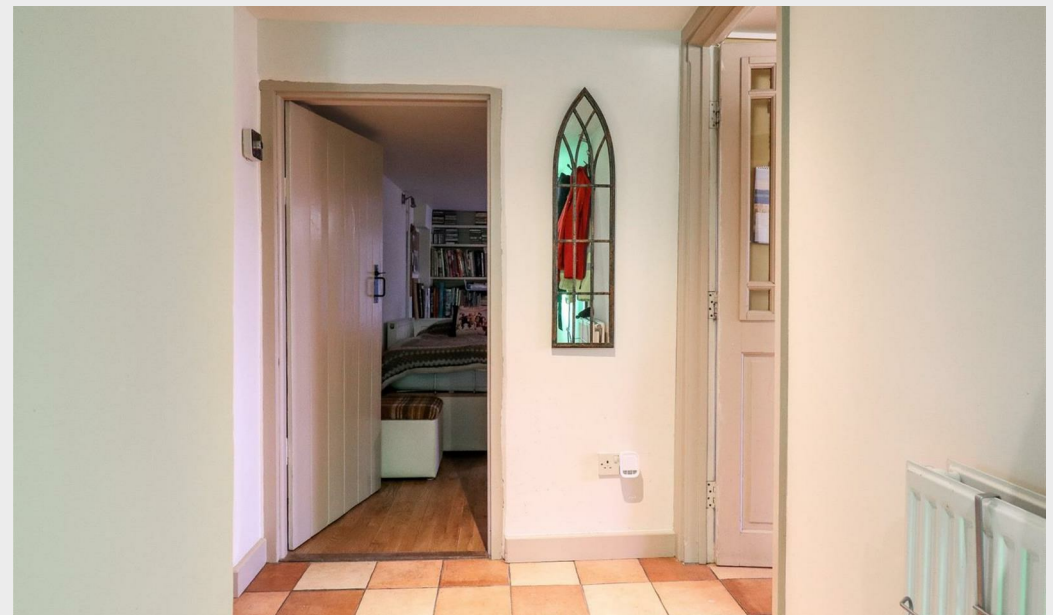
Comprising a three piece suite, including a bath, WC and hand wash basin. There is a Velux window and recessed lighting. The room is fully tiled.

## **GARAGE AND STORE/OFFICE**

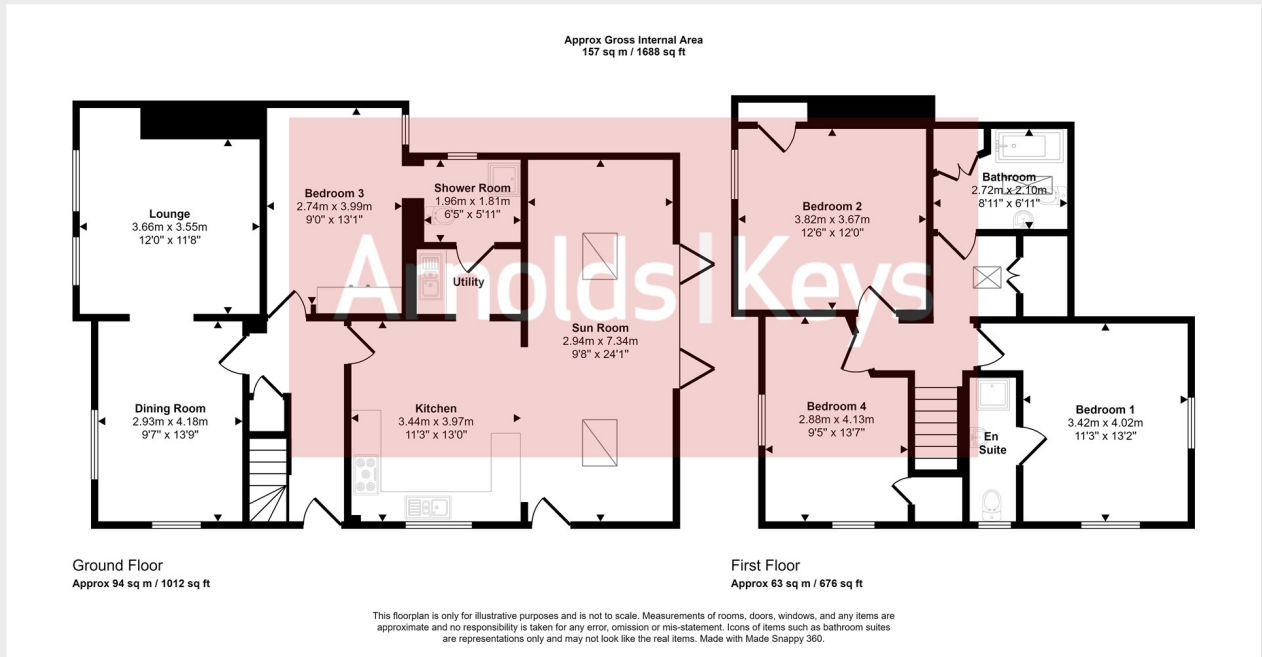
The property benefits from a generously sized detached double garage. With loft storage the garage could be utilised for a multitude of purposes but it functionally sized to store two vehicles comfortably. Behind the garage, there is a timber built store/office. There is a small utility area leading into an office which is carpeted with a window.

## **GARDEN**

One of the properties many benefits is its garden. Mainly laid to lawn and bordered by hedging and shrubs, there are a handful of small trees and pathways. There is ample scope to further mature the garden; with views overlooking fields and a small gateway leading into the neighbouring farmland.







Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	