



## Willow Cottage Town Close, Corpusty, Norfolk, NR11 6XA

Offers Over £650,000

- COUNTRYSIDE VILLAGE LOCATION
- MULTIPLE RECEPTION ROOMS
- AMPLE OFF ROAD PARKING WITH GATED ENTRANCE
- APPROXIMATELY 1 MILES FROM CORPUSTY VILLAGE CENTRE
- SELF CONTAINED ANNEX
- GENEROUS LANDSCAPED GARDENS
- DETACHED WORKSHOPS AND TWO BAY CAR PORT
- BEAUTIFULLY PRESENTED

# Willow Cottage, Town Close, Corpusty NR11 6XA

**\*SELLER FOUND\***

Located on the outskirts of the idyllic village of Corpusty and **SURROUNDED BY COUNTRYSIDE**, Willow Cottage creates the **PERFECT FAMILY HOME**, with the opportunity for multi-generational living or income potential with a one bedroom **SELF CONTAINED ANNEX**. The property is presented beautifully and surrounded by stunning landscaped gardens with ample parking.



Council Tax Band: D



## DESCRIPTION

A beautifully presented three bedroom cottage ideally located within the village of Corpusty surrounded by countryside and lovingly renovated by the current owners to a high standard. The property has been extended over time to now include a one bedroom self contained annex; perfect for multi generational living or income potential.

The original cottage boasts spacious, bright yet cosy living accommodation with a large multi aspect living room, a country style kitchen/diner which has been extended over time to provide ample space for entertaining, a utility room and ground floor cloakroom. To the first floor there are three double bedrooms, family bathroom with four piece suite and a separate cloakroom.

The third bedroom is currently used as a useful home office, and provides internal access into the annex, which is fully self contained with one double bedroom, bathroom, kitchen with cloakroom and living room.

Externally, the beautifully landscaped mature gardens wrap around the property providing plenty of lawned and seating areas, with a pond and summerhouse; providing an idyllic retreat. The front and rear gardens are fully enclosed, with the annex having its own outside space too which can be private from the rest of the property if required. There is ample parking at the property with a large shingle driveway and a two vehicle car port.

## LOUNGE

Wooden external door, two double glazed windows to the front aspect, double glazed UPVC French doors leading to rear garden. Wood burner with brick surround, carpeted flooring and two radiators.

## KITCHEN

Comprising a range of wall and base units with space for freestanding electric oven with extractor hob over, butler sink with solid wood countertops and integrated dishwasher. UPVC double glazed window overlooking rear garden, wooden door to rear porch. Norfolk pamment flooring and vertical radiator.

## DINING ROOM

UPVC double glazed patio doors to rear garden, glazed full length skylight. Space for dining table and freestanding fridge/freezer, Norfolk pamment flooring.

## DOWNSTAIRS WC

WC and hand wash basin, stone flooring.

## UTILITY ROOM

Comprising wall and base units with space for washing machine. UPVC double glazed frosted window, Norfolk pamment tile flooring and radiator.

## REAR PORCH

Timber framed glazed door to rear garden, UPVC double glazed window, storage cupboard, stone flooring.

## STAIRS TO;

Landing with loft access, carpeted flooring.

## BEDROOM 1

UPVC double glazed window to front aspect, carpeted flooring and radiator.

## BEDROOM 2

Two UPVC double glazed windows to front and side aspects, carpeted flooring, radiator.

## BEDROOM 3

Currently used as a home office, UPVC window to rear aspect, laminate flooring, radiator. Door leading to annex.

## BATHROOM

Comprising a three piece suite, WC, hand wash basin and bath with shower over. UPVC double glazed frosted window, heated towel rail and radiator. Airing cupboard with shelving and boiler.

## UPSTAIRS WC

WC, hand wash basin, laminate flooring.

## ANNEX

## ENTRANCE HALL

Timber framed glazed external door, laminate flooring, stairs to first floor.

## KITCHEN

Comprising a range of wall and base units, built in electric oven and ceramic hob, inset with draining board. Granite effect countertops, space for fridge/freezer and washing machine. Two UPVC double glazed windows to front and side aspect, laminate flooring and radiator.

## WC

WC and hand wash basin, boiler and tiled flooring.

## LOUNGE

Three UPVC double glazed windows and patio doors leading to rear annex garden. Electric fire with brick surround, carpeted flooring with step down to laminate flooring, two radiators.

## STAIRS TO;

Landing with multiple storage cupboards, loft access, door to original cottage, UPVC double glazed window, carpeted flooring and radiator.

## BEDROOM 4

UPVC double glazed window to front aspect, carpeted flooring and radiator.

## BATHROOM

A four piece suite comprising of WC, hand wash basin, bath with separate shower cubicle. UPVC double glazed frosted window, heated towel rail, radiator, tiled effect flooring.

## OUTSIDE

The property is approached through a five bar timber framed gate, allowing access to the shingle driveway providing plenty of parking for multiple vehicles. To one side there is a timber framed car port with space for two vehicles. The rear garden has been landscaped and features lawned, patio and shingle areas, a beautiful range of mature flower beds, shrubs, several seating areas and a pond. Within the garden stands a detached workshop, divided into two, with tiled roof and a separate log store.

## AGENTS NOTES

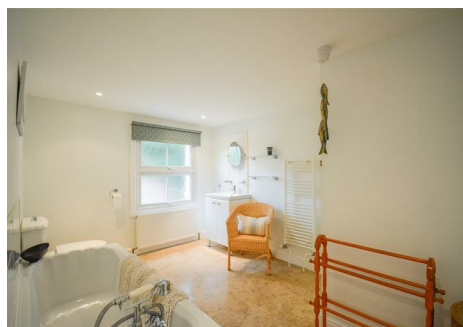
Council Tax Band: D

Annex Council Tax Band: A

Mains water and electricity connected

Drainage via septic tank.





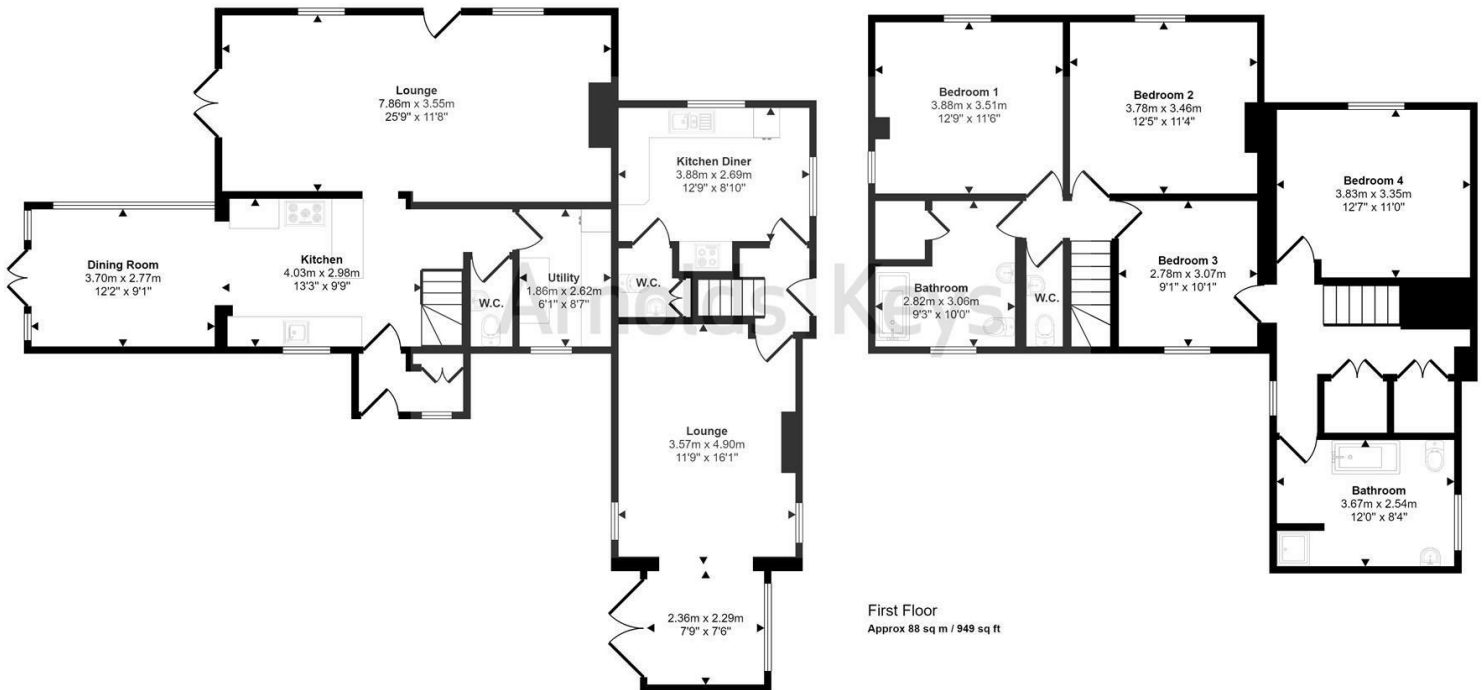


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.  
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
195 sq m / 2100 sq ft



Ground Floor  
Approx 107 sq m / 1152 sq ft

First Floor  
Approx 88 sq m / 949 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.