

Arnolds | Keys



Stone Cottage, Church Lane, Potter Heigham, NR29 5LR

Guide Price £550,000

- CHARACTERFUL COTTAGE
- THREE RECEPTION ROOMS
- MATURE GENEROUS GARDEN
- DETACHED DOUBLE GARAGE WITH HOME OFFICE
- IDYLIC BROADLAND VILLAGE LOCATION
- THREE BEDROOMS
- COUNTRYSIDE VIEWS
- OFF ROAD PARKING

Church Lane, Potter Heigham NR29 5LR

Nestled in the picturesque Broadland Village of Potter Heigham, this charming cottage offers a delightful countryside retreat. The property boasts three bedrooms, three reception rooms, double garage converted to include a home office and generous grounds measuring approximately 0.22 acres.



Council Tax Band: D



DESCRIPTION

Tucked away on a quiet road within the idyllic Broadland Village of Potter Heigham, this charming property is perfect for those seeking a tranquil escape from the hustle and bustle of city life. The property boasts plenty of characterful features, from wooden beams, original flooring and the inglenook fireplace in the living room, with many dual aspect rooms allowing for bright yet cosy living spaces. The original part of the property is believed to date back to the 1800's and has been extended over time to include three reception rooms, three bedrooms, kitchen, bathroom and utility room. The double garage, complete with a converted home office, provides ample space for work and storage.

The property is situated on a generous sized, enclosed plot measuring approximately 0.22 acres to include ample off road parking and enjoying field views to the side.

Potter Heigham is a popular village situated within the Norfolk Broads with plenty of country and riverside walks. Within the local area are places to eat, pubs, and a convenience shop.

ACCOMMODATION

ENTRANCE HALL

UPVC door to front entrance, Norfolk Pamment tiled flooring, radiator, doors to bathroom and kitchen.

BATHROOM

Double glazed window to front aspect with obscured glass. Fitted with a three piece suite comprising bath with mixer tap and mains connected shower over, WC and wash hand basin fitted into a corner vanity unit, original parquet wooden flooring, extractor fan, heated towel rail.

KITCHEN

Two double glazed windows to front aspect, comprising base units with timber worktop over, inset sink and drainer, space and plumbing for a washing machine, stairs to first floor, radiator and Norfolk Pamment tiled flooring

DINING ROOM

Double glazed window to rear, 'Rangemaster' electric cooker with 5 ring gas burner on top fitted into brick alcove, laminate flooring, radiator.

LIVING ROOM

Double glazed window to rear, timber framed original door to rear, wooden parquet flooring, Inglenook fireplace housing gas burning stove, radiator.

GARDEN ROOM

UPVC French doors to rear, double glazed windows to either side, vaulted ceiling, radiator, parquet wooden flooring. Door to;

HOME OFFICE

Double glazed window to rear, radiator, laminate flooring.

BEDROOM THREE

Double glazed windows to side and front aspect, carpet, radiator.

UTILITY/PANTRY ROOM

Space for a free standing fridge/freezer, space and plumbing for a tumble dryer, Norfolk Pamment tiled flooring.

FIRST FLOOR

BEDROOM ONE

Two double glazed windows to side, one to rear aspect, carpet flooring, radiator.

BEDROOM TWO

Double glazed window to rear and to front with field views, radiator, carpet flooring.

EXTERNAL

Upon approaching the property there is a shingle driveway allowing parking for multiple cars and access to the double garage - with up and over electric doors, power, lighting and double glazed window to side. The garage has been converted to allocate a home office with vaulted ceiling, and also has a double glazed window to the side, power and water supply.

The property sits on grounds measuring approximately 0.22 acres which wrap around the home and enjoys countryside views. The garden is mainly laid to lawn with a patio seating area and is fully enclosed with a five bar timber framed gate to the side. There is also a large shed which benefits from a power supply and has been insulated.

AGENTS NOTES

This property is Freehold.

Oil fired central heating.

Mains electricity, drainage and water connected.

Council tax band: D



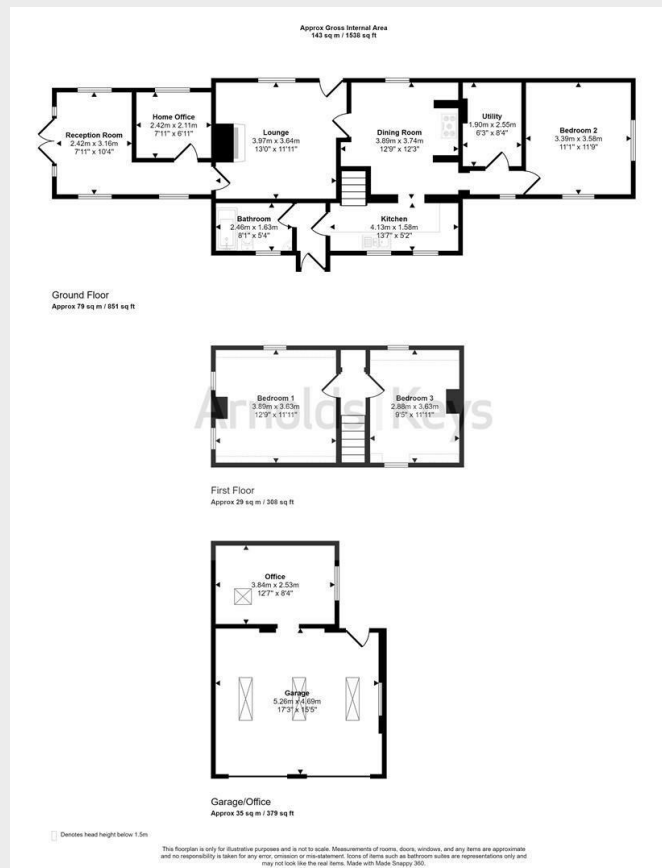
Viewings

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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

