

Arnolds | Keys



Rosemead Cottage, School Road,

Guide Price £675,000

- CHARMING PERIOD COTTAGE
- THREE RECEPTION ROOMS
- INGLENOK FIREPLACE
- CHARACTERFUL FEATURES
- FOUR BEDROOMS
- MATURE GROUNDS OF APPROX 0.6 ACRES
- DETACHED GARAGE
- PICTURESQUE VILLAGE LOCATION

Rosemead Cottage, School Road, Erpingham

A charming detached cottage nestled amongst generous grounds measuring over half an acre, tucked away within the picturesque village of Erpingham. With the original part of the home believed to date back to the early 18th century, the home boasts plenty of character with a beautiful mature garden.



Council Tax Band: E



DESCRIPTION

Rosemead Cottage is a charming four bedroom detached home, with the original part of the property believed to date back to the early 1700's; therefore offering plenty of characterful features. The property has been extended over time to provide substantial accommodation, with many multiple aspect rooms offering bright yet cosy accommodation to include three reception rooms, four bedrooms, two bathrooms and a kitchen/diner.

Although the home does require some modernisation it allows for the perfect opportunity to make the property your own. With approximately 0.6 acres of ground, residents can enjoy ample outdoor space for gardening, relaxation, and outdoor activities, making it a perfect retreat from the hustle and bustle of modern life. There is also ample space for parking alongside a detached garage to the front.

Erpingham is a delightful semi rural village just 4 miles North of the market town of Aylsham and close to the beautiful North Norfolk Coast. The village has a primary school and a local pub, along with plenty of countryside walks.

RECEPTION ROOM

UPVC door to front entrance, double glazed windows to front, open fireplace with brick surround and tiled hearth, tiled flooring, radiator.

LIVING ROOM

A dual aspect room with double glazed window to front and to rear, inglenook fireplace housing wood burning stove with tiled hearth, carpet flooring, radiator. Open to;

GARDEN ROOM

Double glazed windows to front side and rear aspect, double glazed French doors to side, carpet flooring and radiator.

STAIRS FROM LIVING ROOM

First floor landing, multi aspect with double glazed window to side and two to front.

BEDROOM FOUR

Double glazed window to side, carpet flooring, radiator.

BEDROOM THREE

Double glazed window to rear, built in storage cupboard and airing cupboard, carpet flooring, radiator.

BEDROOM TWO

Double glazed window to front, carpet flooring, radiator, double built in wardrobe.

HALLWAY

Built in storage cupboard housing boiler, two double glazed windows to side, UPVC barn style door to side entrance, carpet flooring, two radiators.

SHOWER ROOM

Double glazed window to side, fitted with a three piece suite comprising walk in shower with mains connected shower, wash hand basin fitted in to vanity unit, WC, heated towel rail, tiled flooring, extractor fan.

STAIRS FROM HALLWAY

First floor landing is multi aspect with a double glazed window to rear, three double glazed windows to front, radiator, fitted shelving units.

BATHROOM

Double glazed window to rear with obscured glass. Three piece suite comprising bath with mains connected shower over, WC and wash hand basin fitted into vanity unit, heated towel rail, extractor fan.

BEDROOM ONE

Two double glazed windows to rear, two radiators, carpet flooring.

KITCHEN

Double glazed window to rear, range of base units with worksurface over housing inset stainless steel sink and drainer, space and plumbing for a dishwasher, washing machine and space for an electric oven and free standing fridge/freezer.

DINING ROOM

Double glazed window to side and to rear, UPVC French doors to rear garden, vinyl flooring, radiator.

EXTERNAL

To the front the property features off road parking for two cars with access to a detached garage. The garden extends to measure approximately 0.6 acres and is mainly laid to lawn with a range of mature trees and shrubs, including a beautiful wisteria to the front.

AGENTS NOTES

This property is Freehold.
Council tax band: E
EPC : Pending

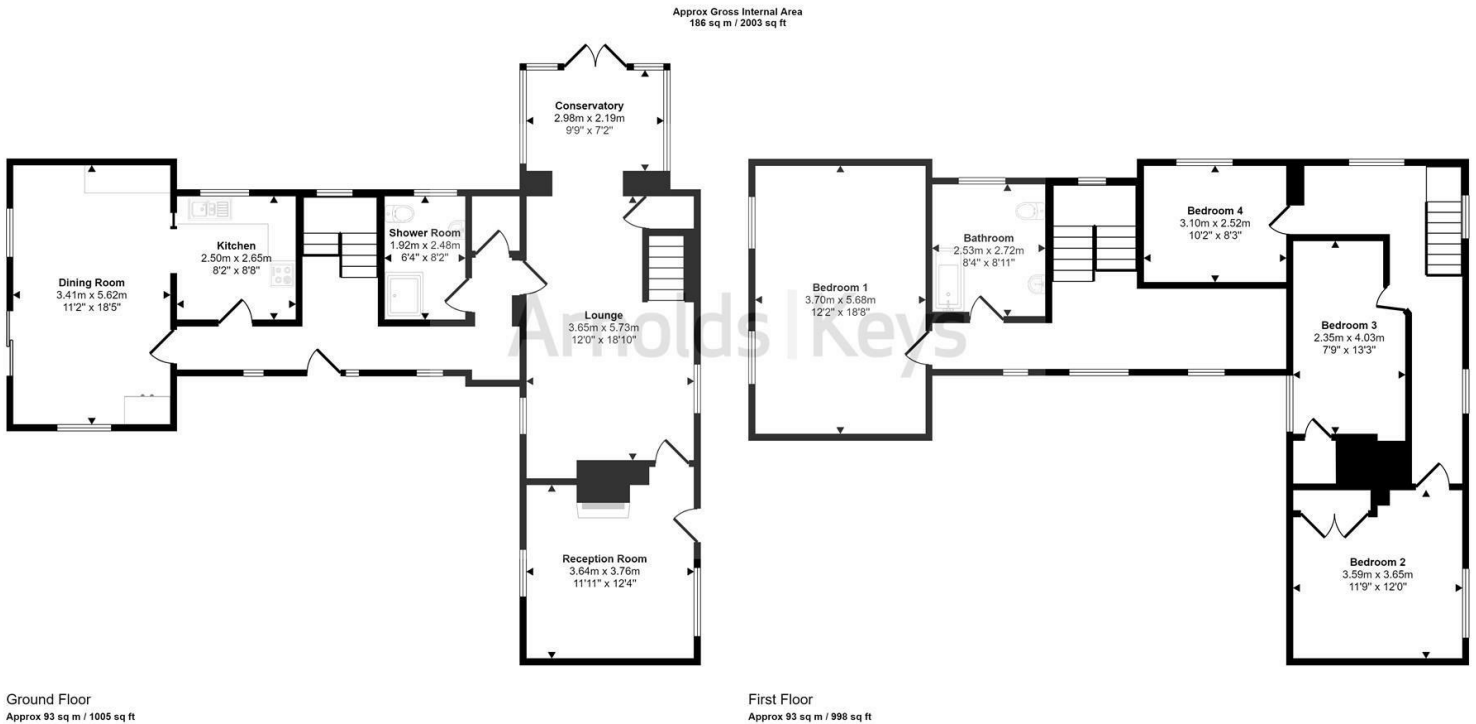
Viewings

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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

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.

