

# Arnolds | Keys



## Goose Green Cottage, Goose Green, Wickmere, NR11 7LU Guide Price £595,000

- DETACHED CHARACTERFUL COTTAGE
- GENEROUS PLOT MEASURING APPROX. 0.25 ACRES
- AMPLE OFF ROAD PARKING
- PRIVATE FRONT AND REAR GARDENS
- TWO DOUBLE BEDROOMS
- PICTURESQUE LOCATION
- TWO BAY GARAGE
- TWO BEDROOM ANNEX WITH SHOWER ROOM

# Goose Green Cottage, Goose Green, Wickmere, NR11 7LU

A substantial two bed cottage with a detached two bedroom annexe with shower room nestled within the idyllic village of Wickmere. Situated on a generous sized plot and surrounded by countryside, the property boasts spacious and characterful accommodation with plenty of charming features.



Council Tax Band: D



## DESCRIPTION

Goose Green Cottage is a delightful two bed home with two bedroom detached annex with shower room, located within the picturesque rural village of Wickmere, ideally situated between the historic market towns of Holt and Aylsham. The property offers bright and well proportioned accommodation with charming characterful features such as Norfolk Pamment tiled flooring, timber framed windows and doors, wooden beams and solid oak doors throughout.

Externally the property is situated on a generous size plot measuring just over 0.25 acres with ample off road parking and mature, private front and rear gardens with beautiful field views. The current owners built the double garage and a two bedroom annexe. The annexe provides the ideal opportunity for those looking for multigenerational living or as a possible investment opportunity, subject to planning permission.

Internally the home comprises a welcoming and spacious entrance hall, dining room and living room; both with inglenook fireplaces, kitchen, utility room, two double bedrooms; one with an ensuite, and a family bathroom.

## ENTRANCE HALL

Timber framed front door, Norfolk pamment tiles and two radiators. Timber framed door to the rear garden, stairs to first floor, solid oak bannister rail and built-in, walk-in cupboard.

## Lounge

Two double glazed windows to the front. Inglenook fireplace with multi fuel burning stove and tiled hearth, two radiators and carpet.

## DINING ROOM

Two double glazed windows to the front. Inglenook fireplace with multi fuel burning stove and tiled hearth, radiator and carpet.

## KITCHEN

Dual aspect with double glazed windows to side and rear, fitted with wall and base units with marble work surface over, inset 1½ sink and drainer, integrated fridge/freezer and dishwasher, 4 ring gas hob with cooker hood over, radiator and oak laminate flooring.

## UTILITY ROOM

Fitted storage cupboards, space for washing machine, tumble dryer and fridge/freezer, tiled flooring, gas boiler and fitted storage cupboards.

## FIRST FLOOR LANDING

Carpet and eaves storage.

## BEDROOM ONE

Two windows to the front, walk-in wardrobe and a fitted handmade dressing table, in eaves storage and radiator, door to;

## ENSUITE

Comprising shower cubicle with mains shower, vanity sink unit, WC, towel rail and carpeted floor.

## BATHROOM

Four piece suite comprising bath, separate shower cubicle with mains shower, WC, vanity wash hand basin, radiator and double glazed window to the front.

## BEDROOM TWO

Two windows to the front. Two walk-in wardrobes, carpet flooring and radiator.

## GARAGE / ANNEXE

The garage/annexe shall be used only for purposes incidental to and in connection with the use of the premises as a dwelling house, any change of use would require planning consent.

## GARAGE

Double garage with up and over doors with power and lighting. Separate room to the rear being dual aspect with double glazed windows to either side and UPVC double glazed doors to rear.

## ANNEXE

Stairs up to first floor to:-

## BEDROOM ONE

A dual aspect room with two double glazed Velux windows to the front and one double glazed window to the side, built in eaves storage and radiator.

## ENSUITE

Suite comprising shower cubicle with mains shower, vanity wash hand basin, WC, heated towel rail, tiled walls and wood flooring.

## HALL/LANDING

Built-in storage cupboard.

## BEDROOM TWO

Dual aspect room with double glazed windows to the side and rear.

## EXTERNAL

To the front the property is approached via a long, shingle driveway which leads to a turning/parking area. The front garden is laid to lawn with a raised border to the front and with a range of mature flowers and shrubs. The rear is also laid to lawn with a raised area planted with an assortment of fruit trees.

## AGENTS NOTES

This property is Freehold.

Gas central heating.

Septic tank drainage, water and electricity connected.

Internet speed of 500 MBS

Separate boilers for annexe and main house

Council tax band: D (North Norfolk)

EPC Rating: Main Dwelling: F

EPC Rating: Annexe: E



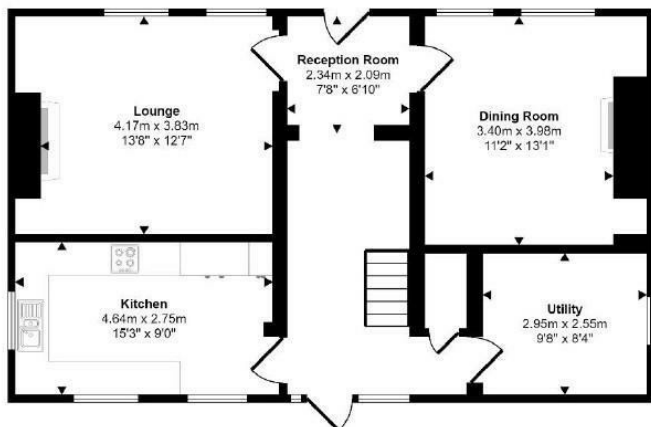
## Viewings

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

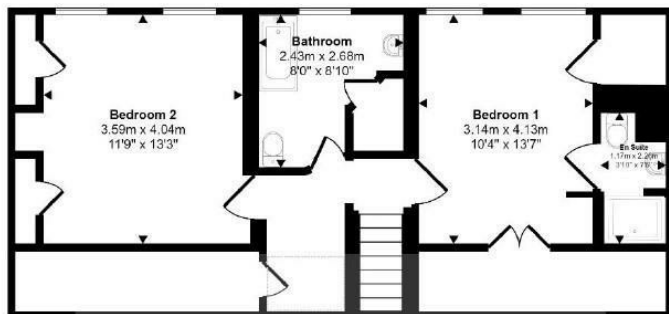
## EPC Rating - Main Dwelling:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>28</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	

Approx Gross Internal Area  
223 sq m / 2396 sq ft

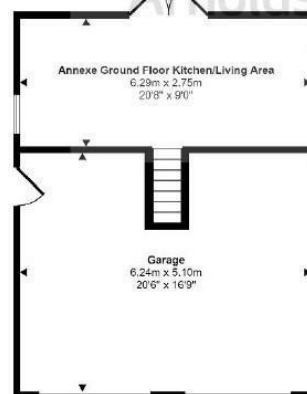


Ground Floor  
Approx 77 sq m / 826 sq ft

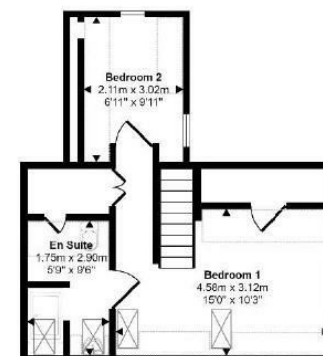


First Floor  
Approx 62 sq m / 668 sq ft

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Garage/Annexe  
Approx 50 sq m / 539 sq ft



Annexe First Floor  
Approx 34 sq m / 363 sq ft

Denotes head height below 1.6m  
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 bedrooms suites etc. representations only and may not look like the real items. Made with Made 2 - 2024

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.

