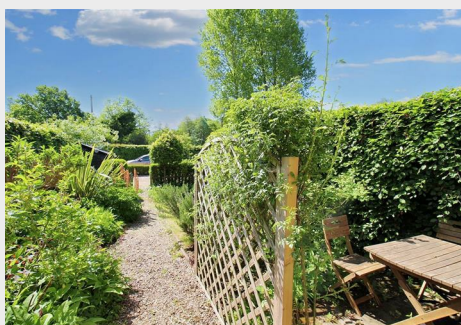


Arnolds | Keys



Tiffin Cottage, 6 Big Yard The Street, Itteringham, NR11 7AU

Guide Price £325,000

- IDYLIC VILLAGE LOCATION
- WOOD BURNING STOVE
- OFF ROAD PARKING
- TWO BEDROOMS
- CHARMING CHARACTERFUL FEATURES
- KITCHEN/BREAKFAST ROOM
- PRETTY AND WELL ESTABLISHED GARDEN
- CLOSE TO LOCAL HISTORIC MARKET TOWNS

6 Big Yard The Street, Itteringham NR11 7AU

A quaint and characterful cottage nestled within the picturesque village of Itteringham; close to local historic market towns of Holt and Aylsham. With off road parking and a delightful, well kept garden this home offers charming features whilst being conveniently close to local amenities.

 2  1  1  E

Council Tax Band: B



DESCRIPTION

Built in the late 1800's, this quaint two bedroom home is nestled within a row of cottages in the idyllic village of Itteringham, betwixt the historic market towns of Aylsham, Holt and close to the beautiful National Trust estate of Blickling. The village is surrounded by countryside and boasts a village store and coffee shop, along with a pub/restaurant.

The home boasts plenty of charming features including original Norfolk Pamment tiled flooring, a fireplace housing a wood burning stove and timber beams amongst well presented accommodation. To the front is a pretty, established garden with a paved seating area and off road parking.

LOCATION

Itteringham is an idyllic and peaceful village, surrounded by countryside. The village shop has been in the heart of Itteringham since 1637, selling local produce with a deli and coffee shop. There is also a local pub/restaurant.

The nearest market town is Aylsham which lies approximately 5 miles away hosting a range of local amenities, including choice of three supermarkets, doctors and dental surgeries, opticians, independent shops, bakeries and plenty of places to eat and drink. The historic market town of Holt is approximately 10 miles away and also offers a range of amenities, with both towns boasting regular markets. Itteringham is approximately 16 miles North West of the City of Norwich and close to the beautiful National Trust Estate of Blickling Hall.

ENTRANCE

Norfolk Pamment tiled flooring, timber framed door to front entrance with window to side aspect, carpeted stairs to first floor.

LIVING ROOM

Timber framed window to front aspect, fireplace with tiled hearth and timber mantle over housing wood burning stove, under stairs cupboard, wooden flooring.

KITCHEN/BREAKFAST ROOM

A dual aspect room with timber framed window to front and rear aspect, Norfolk Pamment flooring, fitted with a range of wall and base units with inset one and a half stainless steel sink and drainer, fitted electric oven with cooker hood over, space and plumbing for a washing machine, space for under counter fridge.

FIRST FLOOR LANDING

Double glazed window to rear aspect, carpet.

BEDROOM ONE

Double glazed timber framed window to front aspect, feature fireplace, carpet, built in storage cupboard.

FAMILY BATHROOM

Double glazed timber framed window with obscured glass to rear aspect, fitted with a four piece suite comprising bath with mixer tap and shower head attachment, shower cubicle with mains connected shower, WC, pedestal wash hand basin, wooden flooring.

BEDROOM TWO

Double glazed timber framed window to front aspect, carpet, built in storage cupboard.

EXTERNAL

To the front the property is approached via an off road parking area. A low level picket fence borders the front creating an enclosed space, which is mainly laid to lawn with a range of mature shrubs and hedging, a paved seating area and a shed.

AGENTS NOTES

This property is Freehold.
Mains water and electricity connected.
Drainage via a sewage treatment plant.
Council tax band: B (North Norfolk)



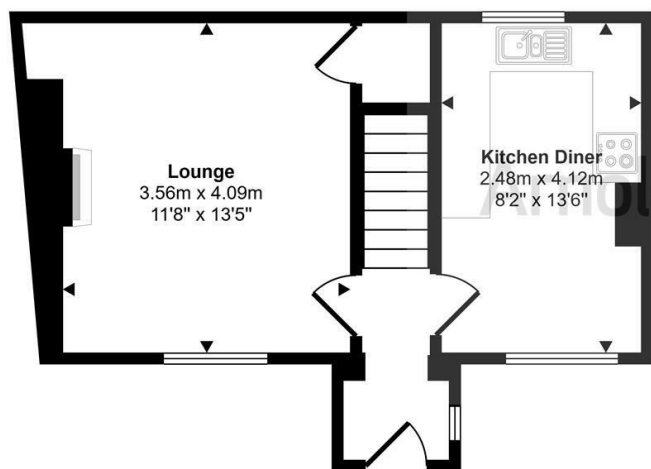
Viewings

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

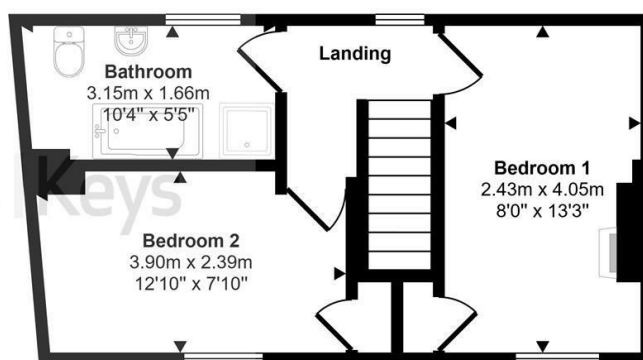
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Approx Gross Internal Area
64 sq m / 684 sq ft



Ground Floor
Approx 33 sq m / 351 sq ft



First Floor
Approx 31 sq m / 333 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.

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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

