



33 Church Road, Wickmere, NR11 7NA

Price Guide £650,000

- Stunning Brick and Flint Detached Home
- Beautifully Presented Gardens with Vegetable Plot
- Two Bay Cart Shed
- Open Plan Kitchen/Family Room
- Three Double Bedrooms
- Off Road Parking
- Two Wood Burning Stoves
- Characterful Features Throughout

33 Church Road, Wickmere NR11 7NA

Nestled within the picturesque village of Wickmere, this charming and beautifully presented detached cottage enjoys countryside views and boast generous grounds, with raised beds for a vegetable garden and a two bay car port providing ample off road parking.

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Council Tax Band: C



DESCRIPTION

Located on a peaceful road in the picturesque North Norfolk Village of Wickmere, this charming three bedroom brick and flint cottage offers a perfect combination of characterful yet practical family living spaces, with an open plan kitchen/snug room, it is the perfect place to call home. This beautiful home enjoys a delightful, generous and mature garden with raised beds providing an ideal vegetable plot and lawn area, there is also a double car port which the current owners cleverly use as a fantastic outside entertaining area.

Upon entering the property you are first welcomed into the hallway with stunning vaulted ceiling up to the first floor. The kitchen has been sympathetically adapted to provide an open plan kitchen/family room, with original wooden parquet flooring, Norfolk Pamment tiles in the kitchen area and a wood burning stove creating a spacious yet cosy space. The living room is a bright, multi aspect room with windows to all sides, a wood burning stove and an exposed brick wall add to the charm. The second staircase here leads you up to the first landing providing access to the family bathroom and bedrooms two and three. From bedroom two there is access to the second landing which leads to the principle bedroom.

LOCATION

Wickmere is a quiet rural hamlet located 5 miles North of the popular market town of Aylsham and lie equidistant to Holt, both offering a host of amenities from doctors and dental surgeries, opticians, schools, supermarkets, independent shops and places to eat.

Wickmere is also less than 10 miles South of the beautiful North Norfolk Coastline. It's beautiful surroundings mean there are plenty of peaceful walking/cycling routes and is within easy access to the National Trust estates of Blickling, Felbrigg and Sheringham Park, all with beautiful grounds - perfect for the keen explorer.

INTERNAL ACCOMMODATION

FRONT ENTRANCE PORCH

A welcoming and bright entrance with timber framed door to front and double glazed window, with beautiful original Norfolk Pamment tiled flooring. There are stairs to the first floor with space underneath for hanging coats and a useful built in storage cupboard.

UTILITY

Space and plumbing for a washing machine, there is an oil fired boiler and fitted shelving units and space for a fridge/freezer. North Norfolk Pamment tile flooring continued in here.

SHOWER ROOM

Circular window to side aspect and double glazed window to front. Fitted with a large shower cubicle with mains connected shower with rainfall shower head over, W/C, hand wash basin and heated towel rail.

KITCHEN / FAMILY ROOM

Timber framed door to garden with double glazed window to rear. Fitted with a range of base units with granite worktop over housing ceramic style butlers sink and electric hob. Integrated electric oven, space and plumbing for a dishwasher, original Norfolk Pamment tile flooring and cast iron radiator. The snug area of the kitchen diner features original wooden parquet

flooring, double glazed window to rear, cast iron radiator and wood burning stove with brick surround and built in cupboards to either side.

LIVING ROOM

A multi aspect room with double glazed windows to front, side and rear elevation. Wood burning stove with brick surround, wooden flooring, cast iron radiator and storage cupboard under the stairs.

FIRST FLOOR LANDING

The first set of oak stairs from the living room lead to the first floor.

BATHROOM

A luxurious room with roll top bath with 'Mira' shower head attachment, W/C and wash hand basin, wood panelled walls with built in storage cupboard and tiled flooring. Double glazed window to front and radiator with heated rail over.

BEDROOM THREE

A dual aspect room with double glazed windows to side and rear. Built in storage cupboard, wooden flooring and cast iron radiator.

BEDROOM TWO

Double glazed window to rear, built in storage cupboard and double wardrobe, cast iron radiator, carpet flooring. Doors to;

SECOND LANDING

A spacious landing where the current owners have cleverly made use of the space by creating a further living area, where you can enjoy the field views to the front. There is wooden flooring, built in storage cupboard with shelving units, double glazed window to front.

BEDROOM ONE

Another dual aspect room with double glazed window to side with field views and rear. Feature fireplace, built in wardrobe, cast iron radiator and carpet flooring.

EXTERNAL

The property is approached through a five bar timber gate onto the shingle driveway with parking for multiple cars. There is a two bay English Heritage Oak cart lodge with lighting and power supply, with an attached workshop to the side. There is a gated bin store that also houses the oil tank. The garden stretches around to the side and rear of the property where there is a lawned area, potting shed, vegetable plot and numerous fruit trees.

AGENTS NOTES

This property is Freehold.

Council tax band C (£2065.00)

Private drainage via septic tank.

Oil fired central heating with mains electric and water connected.



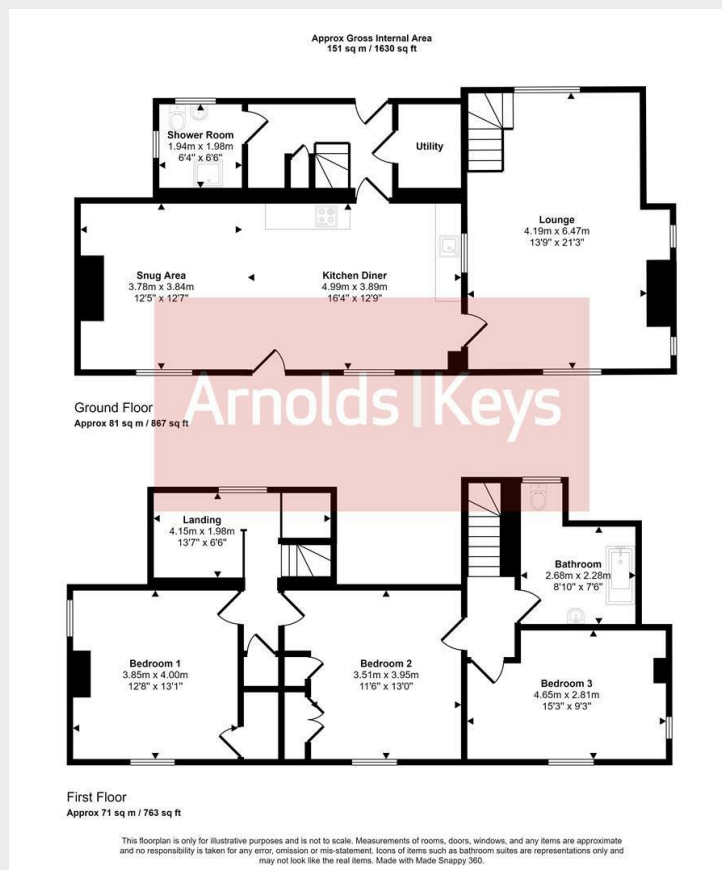
Viewings

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		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(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, 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.

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