



## Hepburn Cottage Chapel Road, Foxley, NR20 4QS

Guide Price £250,000

- MODERN HOME
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- CLOSE TO WOODLAND WALKS
- TWO DOUBLE BEDROOMS
- DELIGHTFUL REAR GARDEN
- VILLAGE LOCATION
- BEAUTIFULLY PRESENTED ACCOMMODATION



# Hepburn Cottage Chapel Road, Foxley NR20 4QS

A beautifully presented and modern two bedroom home, ideally tucked away within the village of Foxley. The home boasts a delightful enclosed rear garden, off road parking and deceptively spacious and bright accommodation with two reception rooms.



Council Tax Band: B



## DESCRIPTION

Situated within the heart of the picturesque village of Foxley, this beautifully presented home is located at the end of a cul-de-sac and offers an ideal combination of modern living within the countryside. The home boasts bright and deceptively spacious accommodation, with an entrance hall leading to the kitchen, living room and conservatory; which has been fitted with an insulated roof and is currently used as a dining room. To the first floor the landing leads to two double bedrooms and a family bathroom.

Externally, the property offers off road parking to the front and a delightful rear garden; with raised beds and a sunny, decked seating area making the rear garden also ideally low maintenance.

## LOCATION

The village of Foxley is located approximately 15 miles North West of the City of Norwich and 9 miles South East of the market town of Fakenham. The village is surrounded by countryside, with plenty of scenic walks nearby including Foxley Wood. The village of Bawdeswell is less than a mile away and offers a garden centre and local cafe, whilst the quaint market town of Reepham is approximately 5 miles away offering a host of local amenities including a supermarket.

## ENTRANCE HALL

UPVC door to front entrance, laminate flooring, stairs to first floor, radiator.

## CLOAKROOM

Double glazed window with obscured glass to side aspect, tiled flooring, WC, radiator, wash hand basin.

## KITCHEN

Double glazed window to front aspect, fitted with a range of wall and base units with worksurface over, inset stainless steel sink and drainer, four ring electric hob with cooker hood over, fitted electric oven, space and plumbing for washing machine and space for free standing fridge freezer, tiled flooring, wall mounted oil boiler.

## LIVING ROOM

Double glazed window to rear aspect, uPVC door to sun room, carpet, two radiators, built in under stairs storage cupboard.

## CONSERVATORY/DINING ROOM

Double glazed French doors to rear garden, windows to rear and side aspects, tiled flooring, radiator.

## FIRST FLOOR LANDING

Carpet, airing cupboard.

## BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

## SHOWER ROOM

Double glazed window with obscured glass to side aspect, double shower cubicle with mains connected shower and rainfall shower head, WC, vanity unit with wash hand basin, vinyl flooring, radiator, extractor fan.

## BEDROOM ONE

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

## EXTERNAL

To the front of the property the driveway is laid to shingle with a paved pathway leading to the front door lined with low level shrubs. A side gate leads to the rear garden which is ideally low maintenance, with a raised flower bed and a border of mature shrubs and flowers lined with box hedging. The garden features a large shed with decking leading to a shingle seating area.

## AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Oil fired central heating.

Council tax band: B (Breckland)



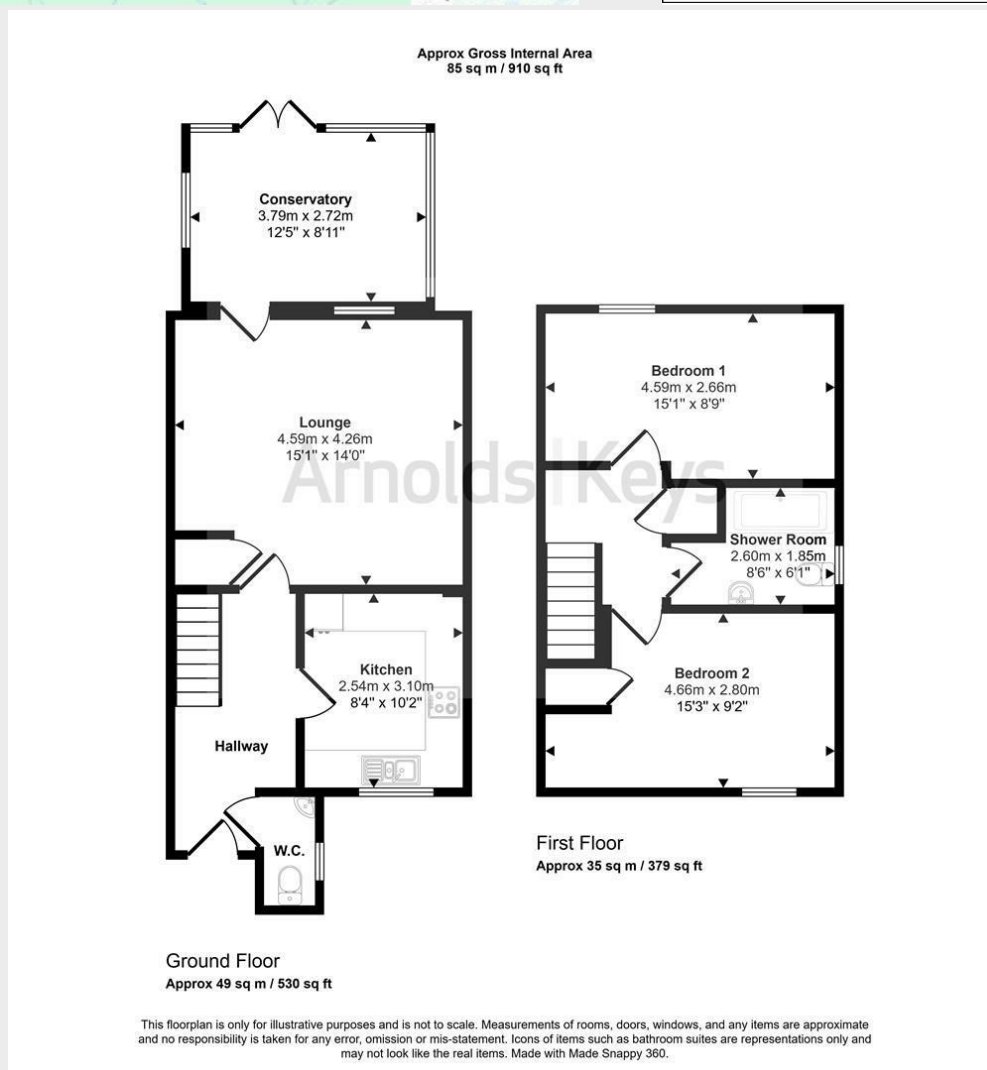


## Viewings

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

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(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.

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.

