



## 3 Sewell Cottages, Red House, Buxton, Norwich, NR10 5PF

Guide Price £375,000

- BEAUTIFUL FIELD VIEWS TO REAR
- ATTRACTIVE GARDENS MEASURING 0.25 ACRES (APPROX)
- THREE BEDROOMS
- RURAL VILLAGE LOCATION
- AMPLE OFF ROAD PARKING WITH DETACHED GARAGE
- GARDEN ROOM WITH STUNNING VIEWS
- CLOSE TO LOCAL AMENITIES
- UTILITY ROOM



# 3 Sewell Cottages, Red House, Buxton, NR10 5PF

A charming three bedroom home tucked away on a quiet road within an idyllic part of the village of Buxton, enjoying open field views to the rear. The property boasts a generous sized plot measuring approximately 0.25 acres to include off road parking for multiple vehicles, garage and a workshop.



Council Tax Band: C





## DESCRIPTION

Situated on a private road, on the outskirts of the popular village of Buxton, this charming home offers well presented accommodation with beautiful open countryside views to the rear. The property is positioned on a corner plot, enjoying generous grounds measuring approximately 0.25 acres with ample off road parking for multiple vehicles, a workshop/studio with power, two sheds and a detached single garage for plenty of external storage. The garden has been well maintained by the previous owner and features raised beds for growing vegetables. Internally the home comprises an entrance hall leading to the kitchen, utility and ground floor cloakroom, living room, dining room and a garden room creating the perfect spot to enjoy views of the garden all year round.

## ENTRANCE HALL

Timber framed door to front entrance, stairs to first floor with built in storage underneath, carpet flooring, radiator.

## KITCHEN

Kitchen is fitted with breakfast bar, wall and base units with inset one and a half sink and drainer, LPG Range cooker with hood over, double oven with four burners, grill, hot plate and griddle, space and plumbing for a dishwasher. Door to:-

## UTILITY ROOM

Timber barn style door to rear, double glazed window to front aspect, wall and base units with stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer, space for two free standing fridge freezers, radiator, tiled floor, door to cloakroom.

## CLOAK ROOM

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

## LOUNGE

Double glazed doors to garden room, inglenook fireplace with wood burner and tiled hearth, wooden flooring, radiator. Double doors to Dining Room.

## DINING ROOM

Double glazed window to rear aspect, wooden flooring, radiator.

## GARDEN ROOM

Slate tiled flooring, uPVC French doors to rear garden, radiator, insulated pitched roof.

## FIRST FLOOR LANDING

Carpet, doors to all rooms:-

## BEDROOM THREE

Double glazed window to side aspect, carpet, radiator.

## BEDROOM ONE

Double glazed window to rear aspect, a range of built in wardrobes, carpet, radiator.

## BATHROOM

Double glazed window with obscured glass to front aspect, fitted with a three piece suite comprising bath with electric shower over, WC, vanity unit with wash hand basin, tiled flooring, electric shaver charging point, airing cupboard with shelving units, radiator with rail over.

## BEDROOM TWO

Double glazed window to rear aspect, built in cupboard with shelves, carpet, radiator.

## EXTERNAL

The property boasts a generous sized plot with enclosed front and rear gardens. To the front the garden is mainly laid to lawn with a beautiful magnolia tree and a range of mature shrubs and hedging. There is a large shingle parking area with access to the detached single garage which has an up and over door, power, lighting and a water supply. The attractive rear garden is also mainly laid to lawn, with an underground LPG tank, decorative archway, patio seating area, a workshop and shed with power, raised beds for growing vegetables with open field views beyond.

## AGENTS NOTES

This property is Freehold.

Mains electricity and water connected.

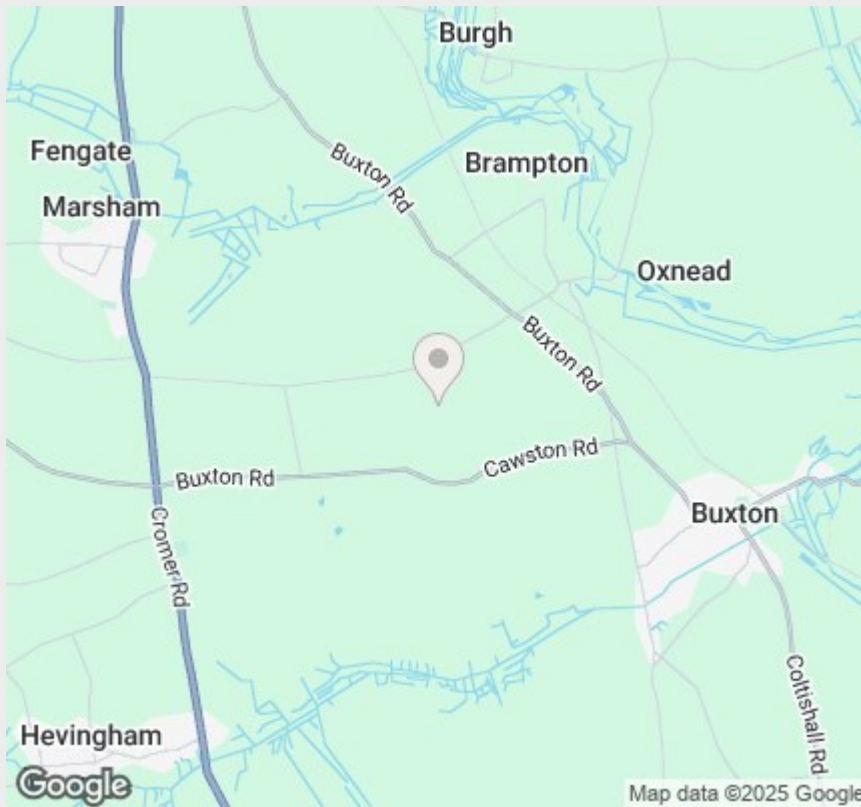
LPG central heating, drainage via a private sewage plant.

Council tax band: C

The property is sold with solar panels and a bank of four batteries.

## LOCATION

The property is located towards the end of a private road backing onto farmers fields. The village of Buxton is approximately half a mile away and offers a Primary School and local supermarket. The market town of Aylsham is 3.5 miles away and boasts a range of shops, supermarkets, a doctors surgery, dentist and opticians. The property is surrounded by countryside and close to the popular Weavers Way walking route.



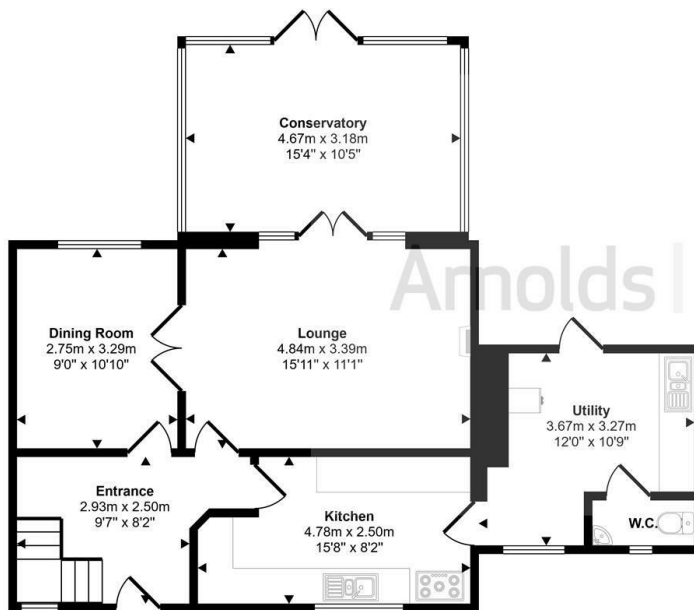
## Viewings

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

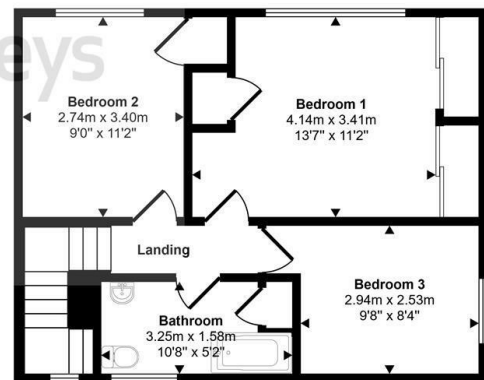
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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  
122 sq m / 1317 sq ft



Ground Floor  
Approx 75 sq m / 812 sq ft



First Floor  
Approx 47 sq m / 505 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, 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.

