

Jacob's Cottage, off Norwich Road, Edgefield. NR24 2RL

Price Guide £550,000

- Sought after village location
- Spectacular gardens complete with putting green
- Traditional flint and brick construction
- Two bathrooms including ensuite
- Beautifully presented throughout
- Newly fitted contemporary kitchen
- Three double bedrooms
- Double garage

Jacobs Cottage, off Norwich Road, Edgefield. NR24 2RL

Nestled off Norwich Road in the charming village of Edgefield, is Jacob's Cottage, a true gem waiting to be discovered. The property boasts three reception rooms, three bedrooms, and two bathrooms spread across 1,814 sq ft.

One of the standout features of this home is the stunning gardens that surround the property, providing a peaceful retreat for relaxation or entertaining guests. Just imagine coming home to the tranquillity of the countryside, with spectacular views greeting you every day. Don't miss the opportunity to make this idyllic retreat your own.



Council Tax Band: E



ENTRANCE PORCH CANOPY

ENTRANCE HALL

With turning staircase to first floor and understairs storage cupboards, radiator.

CLOAKROOM

Vanity wash basin with cupboards beneath, concealed cistern w.c., radiator, fully tiled walls and floor. Window to rear aspect.

LOUNGE

A beautifully proportioned room with feature red brick fire place with stone hearth and housing wood burning stove, two radiators, provision for TV, two aspects, sliding doors opening to:

CONSERVATORY

A wonderful addition to the property with its outlook over the beautiful gardens. Radiator, fitted roof and window blinds.

DINING ROOM

A nicely proportioned room with two aspects, two radiators, door to hall and:

KITCHEN/BREAKFAST ROOM

Recently re-fitted with a comprehensive range of modern, high gloss, base and wall units with granite work surfaces and matching upstands. The island unit has an inset electric hob with circular extractor hood over. Integrated double oven and microwave, integrated dishwasher, fridge and freezer, inset sink. Tiled floor, two radiators. Door to BOILER ROOM with additional storage, coats hanging space and floor mounted oil-fired boiler.

FIRST FLOOR

LANDING

Galleried landing with access to loft space, built in airing cupboard and radiator.

BEDROOM 1

Three aspects, including Velux roof light. Two radiators, range of fitted bedroom furniture. Door to:

ENSUITE

Enclosed shower cubicle, vanity wash basin with cupboards beneath, concealed cistern w.c., radiator, fully tiled walls, Velux roof light. Wall mirror with light.

BEDROOM 2

With vaulted ceiling and exposed timbers, two aspects, two radiators.

BEDROOM 3

Window to front aspect, radiator.

FAMILY BATHROOM

Panelled bath, vanity wash basin with cupboards beneath, concealed cistern w.c., corner shower enclosure, further store cupboard and illuminated mirror, radiator, fully tiled walls and floor.

OUTSIDE

The property is approached over a gravel driveway providing ample off-road parking and leading to the DOUBLE GARAGE: This is of double skin construction with twin up and over doors, fitted store cupboards and sink. A gated access then leads to the rear garden which is an absolute picture of colour. A paved patio is laid adjoining the property which then leads to the first lawned area where a Summer House sits too. A pergola then leads to the next section where there are two greenhouses and an area set for vegetables and fruit. This then leads to a second lawned area with neatly manicured flower and shrub beds. There are two timber gardens sheds in this area. The gardens are completed with a final lawned area which has some mature hedging and backs onto open farmland. Here there is a further summer house and tree house. The entire garden area is enclosed.

AGENTS NOTE

The property is freehold, has mains electricity and water connected, drainage is to a septic tank. The property has a Council Tax rating of Band E.




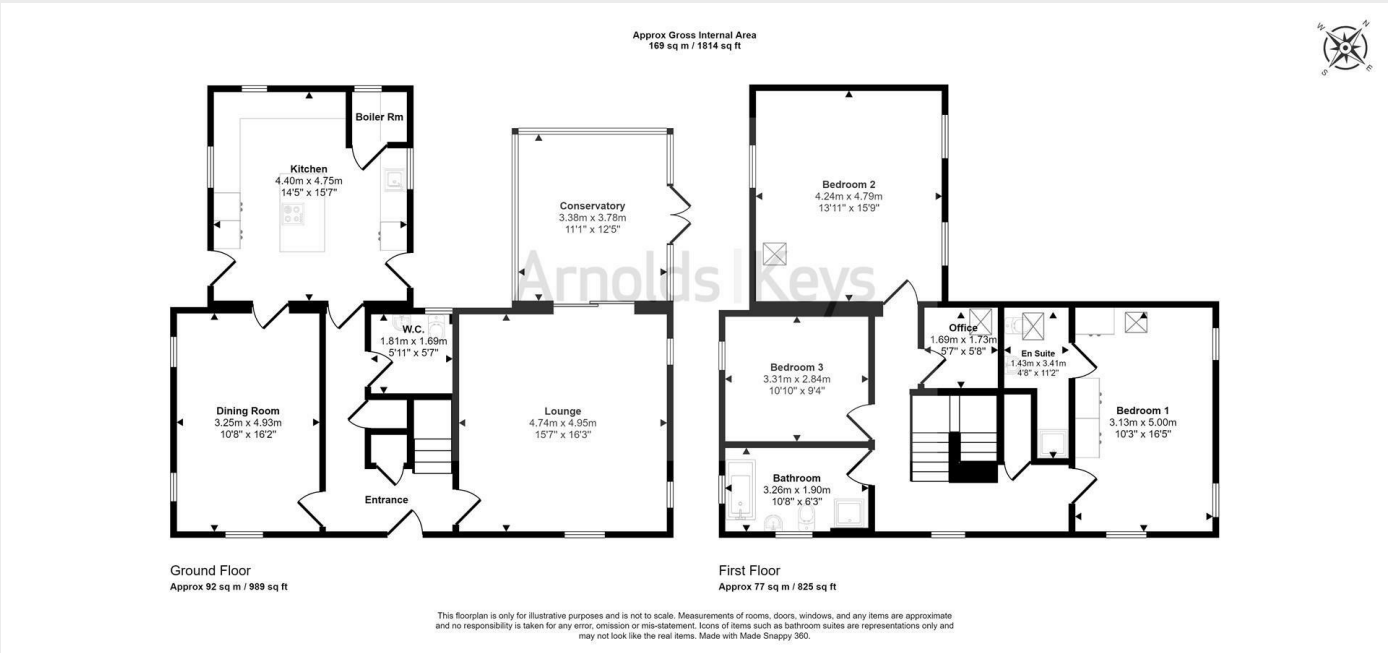


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 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.

