

**Aldreds**  
Estate Agents



2 Bleak House Cottages The Street, Catfield, NR29 5BE

Asking Price £190,000





# 2 Bleak House Cottages The Street

Catfield, Great Yarmouth, NR29 5BE

- Spacious Terrace House
- Two Double Bedrooms
- Off Road Parking & Garage
- Offered With No Onward Chain
- Popular Broadland Location
- Storage Heating
- Generous Garden Located Separately to the Property
- Internal Viewing Essential to Appreciate!

Aldreds are pleased to offer this deceptively spacious two bedroom terrace cottage situated in the popular Broadland village of Catfield. Internal viewing is essential to appreciate the accommodation on offer which includes an entrance hall, walk-in cupboard, lounge/diner, kitchen/breakfast room, two double bedrooms and first floor bathroom. The property is presented in excellent order throughout with storage heating, uPVC sealed unit double glazed windows, off road parking, garage and a generous, beautifully maintained garden, situated separately to the property, across a shared access area. Offered with no onward chain, internal viewing is highly recommended to appreciated.



### Entrance Hall

Part obscure glazed entrance door with glazed side panel, stairs to first floor landing with under stair cupboard, telephone point, storage heater, walk-in cupboard with fitted shelving, door giving access to;

### Lounge/Diner 17'11" x 8'10" (5.48m x 2.71m)

Bay window to front aspect, storage heater, power points, television point, brick built fireplace surround with a wood burning stove on a tiled hearth, door giving access to;

### Kitchen/Breakfast Room 14'10" x 8'6" (4.53m x 2.61m)

Window and part glazed door to front aspect, tiled flooring, a range of fitted kitchen units with rolled edge work surface and tiled splash back, sink drainer with mixer tap, electric cooker point with extractor over, plumbing for washing machine, storage heater, walk-in pantry cupboard with fitted shelving, door giving access to;





### Store 9'1" x 3'0" (2.78m x 0.92m)

Window to side aspect, electric fuseboard, power points, tiled flooring, plumbing for washing machine.

### First Floor Landing

Airing cupboard housing hot water cylinder with immersion heater, exposed beams, doors leading off;

### Bedroom 1 14'6" x 8'8" (4.43m x 2.66m)

Window to front aspect, power points, storage heater, door giving access to;

### En-Suite Shower Room

With fully tiled walls and floor, tiled shower cubicle with electric shower, fitted unit housing wash basin and low level w.c., ventilation.

### Bedroom 2 14'6" x 9'0" (4.43m x 2.75m)

Window to front aspect, wall mounted electric heater, power points, exposed ceiling beam.

## Directions

From Aldreds Stalham Office proceed towards Great Yarmouth along the A149. Turn right sign posted Catfield and Ludham and proceed into the village of Catfield passing the right hand turn into Plumsgate Road, where the property can be found a short way along on the right hand side, located by our 'For Sale' board.



## Bathroom

Obscure glazed window to front aspect, tiled floor, part-tiled walls, exposed ceiling beam, wall mounted electric heater, white suite comprising panelled bath with mixer tap with shower attachment, pedestal hand wash basin, low level w.c.

## Outside

The property offers a shared access to a paved area to the front of the property with, adjacent to the communal area is a concrete sectional garage with double front facing timber doors, and further along, a large garden area, beautifully landscaped and laid to lawn with timber garden shed and summerhouse.

## Agents Note

The property benefits from PV Solar panels.

## Tenure

Freehold.

## Services

Mains water, electric and drainage.

## Council Tax

North Norfolk District Council - Band: A.

## Energy Performance Certificate (EPC)

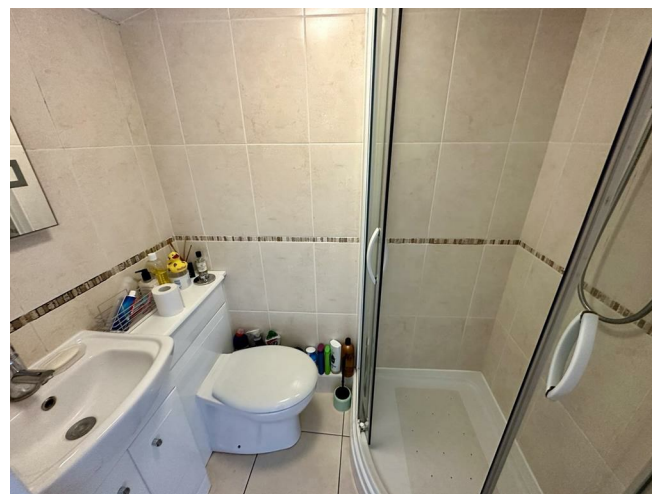
EPC Rating: to be confirmed.

## Location

Catfield is a semi rural Broadland village with facilities including Post Office/Store, First School, Church, Bus Service and a Public House. The village lies conveniently between the Rivers Ant and Thurne. Catfield Staithe offers boating access to Hickling Broad and the River Thurne beyond. The nearby Broadland town of Stalham offers a full range of amenities and is approximately 3 miles distant, with Norwich and Great Yarmouth both approximately 14 miles.

## Reference

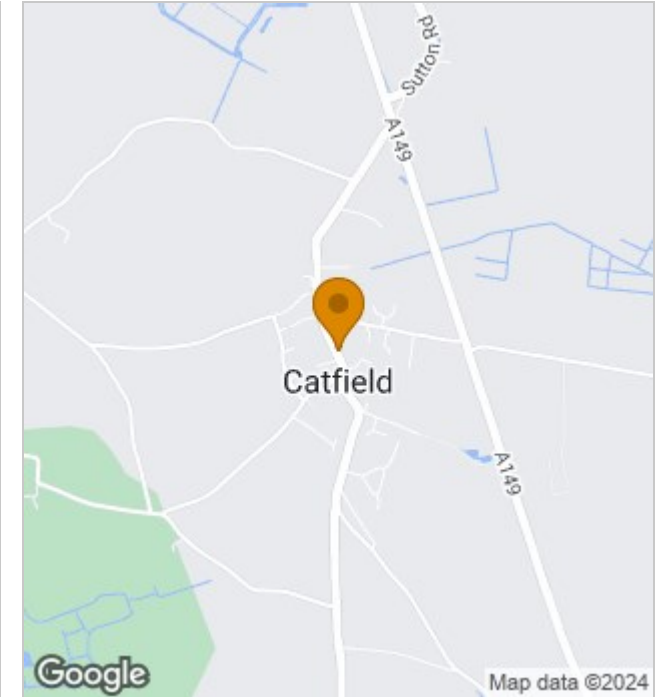
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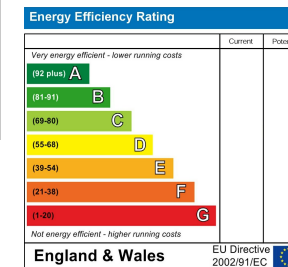
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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