

**Aldreds**  
Estate Agents

Corner Cottage Church Road, Sea Palling, NR12 0UB

£299,000









# Corner Cottage Church Road

Sea Palling, Norwich, NR12 0UB

- Delightful Link-Detached Cottage
- Deceptively Spacious Accommodation
- Many Character Features Including Exposed Beams
- Three Double Bedrooms (One Ground Floor)
- Garden Room with French Doors
- Sought After Coastal Village Location
- Double Aspect Lounge With Inglenook Fireplace & Wood Burning Stove
- LPG Central Heating
- Beautifully Maintained Garden
- Gated Off Road Parking

Aldreds are delighted to offer this attractive link-detached three bedroom cottage, situated at the heart of the sought after coastal village of Sea Palling. Beautifully presented and improved by the current owners, this character property offers a lovely double aspect lounge with Inglenook fireplace with wood burning stove, kitchen/breakfast room, garden room, three bedrooms (one ground floor), first floor bathroom with a ground floor cloakroom. The property is conveniently located with a lovely enclosed rear garden and off road parking to front and rear. Early internal viewing is highly recommended to appreciate this well appointed property.

£299,000



## Lounge 15'10" x 15'9" (4.83m x 4.81m)

Part glazed entrance door, windows to front and side aspects, radiator, tiled flooring, wall lighting, exposed ceiling beams, a lovely Inglenook fireplace with a wood burning stove on a pamment tiled hearth, telephone point, power points, door to rear hallway, doorway to kitchen/breakfast room, door giving access to;

## Ground Floor Bedroom 3 17'4" x 10'0" at max (5.29m x 3.07m at max)

(Of irregular shape), Window to front aspect, alcove shelving, wall lighting, power points, radiator.

## Kitchen/Breakfast Room 12'11" x 7'5" ext to 13'5" in I-shape (3.94m x 2.26m ext to 4.09m in I-shape)

Two rear facing windows, part glazed door giving access to rear garden, tiled flooring, radiator, a range of shaker style kitchen units with solid wood work surface, ceramic butler sink with mixer tap, plumbing for dishwasher and washing machine, integrated double oven and ceramic hob, wall mounted LPG Boiler, glazed door giving access to;







**Garden Room 9'2" x 8'6" at max (2.8m x 2.6m at max)**  
(Of irregular shape), Glazed French doors with glazed side panels leading onto patio area and rear garden, power points with USB charging.

#### Rear Hallway

Window to rear aspect, power points, wall mounted electric heater, stairs to first floor landing with under stair cupboard, door giving access to;

#### Cloakroom

Fully tiled walls and floor with exposed beams, ventilation, low level w.c. with cistern hand wash basin.

#### First Floor Landing

Window to rear aspect, exposed beams, airing cupboard, power point, doors leading off;

#### Bedroom 1 14'1" at max x 8'8" (4.31m at max x 2.65m)

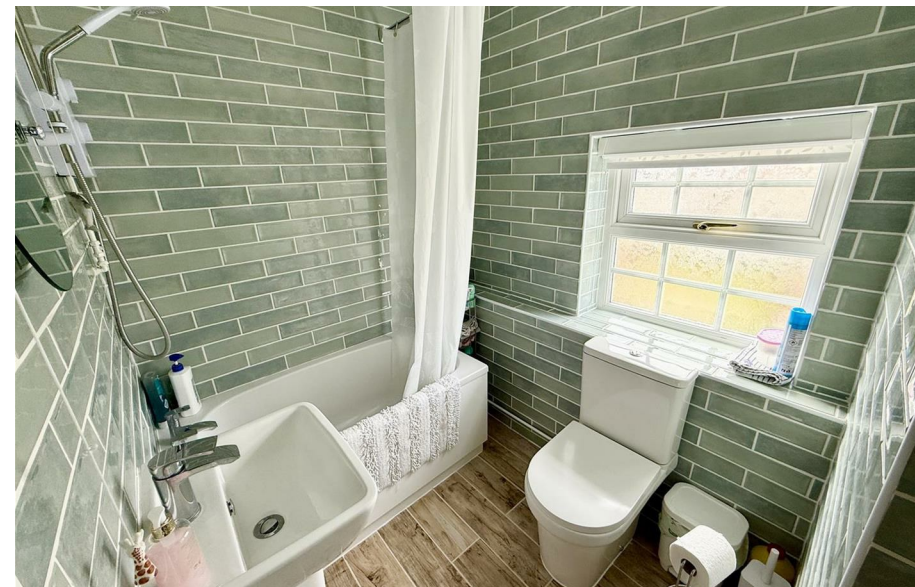
Window to front aspect, two radiators, power points, built-in wardrobe.

#### Bedroom 2 14'11" x 7'10" (4.56m x 2.4m)

Windows to side and rear aspects, two radiators, power points, two doors from the landing with the scope to convert the room into two separate bedrooms if required.

#### Directions

From Aldreds Stalham proceed along St Johns Road turning right onto Brumstead Road. At the 'T' junction turn left onto Ingham Road and follow this road through Ingham passing The Swan Public House on the right hand side, proceed towards Sea Palling bearing round to the right hand bend, turn right at the junction, proceed into the village of Sea Palling as the road turns to the left into The Street, the property can be located on the right hand side, just on the corner of Church Road.





### Bathroom

A beautifully re-fitted bathroom with side facing obscure glazed window, fully tiled walls and floor, heated towel rail, white suite comprising of low level w.c., pedestal hand wash basin and a panelled sit-in bath with electric shower over.

### Outside

A nicely enclosed front garden area, shingled with a variety of mature shrubbery and planting to borders with low level brick wall to boundary and a parking space. To the rear is a delightful enclosed garden with high level brick and flint wall to one side boundary with wrought iron gates offering vehicular access for additional parking and pedestrian access to the side. The rear garden is beautifully landscaped and laid to lawn with paved pathways, shingled areas, a variety of shrubbery and planting, timber garden shed, attractive part covered seating area with garden store, external water supply, power supply and LPG storage tank.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

North Norfolk District Council - Band: 'C'

### Location

Sea Palling is a popular coastal village with a beautiful sandy beach. The village offers a Post Office/store, Village Hall, Free House/Restaurant, Caravan Parks and seasonal shops. The Broadland town of Stalham lies just five miles away, with a full range of amenities including food outlets, a Tesco supermarket and doctors, schools and a library.

### Reference

PJL/S9922



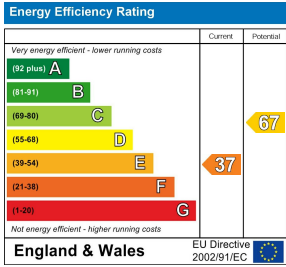
Floor Plans



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.

Disclaimer  
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.