

**Aldreds**  
Estate Agents



2 Cranfield Cottages Union Road, Smallburgh, NR12 9NH

£270,000









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# 2 Cranfield Cottages Union Road

Smallburgh, Norwich, NR12 9NH

- Spacious Terrace Cottage
- First Floor Bathroom
- Character Features Throughout
- Generous Rear Garden
- Superb Farmland Views
- Three Bedrooms
- Two Reception Rooms
- LPG Central Heating
- Driveway Parking
- Internal Viewing Is Highly Recommended

Aldreds are delighted to offer this characterful three bedroom terrace cottage, situated in a delightful rural location. This deceptively spacious home offers accommodation including an entrance porch, lounge, kitchen, dining room, three bedrooms and first floor bathroom. The property offers character features throughout and has been recently improved by the current owners to include new windows and doors. The property further offers LPG central heating, driveway parking and a delightful rear garden with a wooded backdrop and open farmland views to the front. Early internal viewing is highly recommended to appreciate this delightful character cottage.



## Entrance Porch

Part glazed composite entrance door, window to side aspect, floor bricks, radiator, part glazed door giving access to;

## Lounge 14'3" x 11'7" (4.36m x 3.54m)

Window to front aspect, exposed floorboards, fireplace with a wood burning stove, inset shelving, wall lighting, power points, television point, exposed beams, door giving access to;

## Kitchen 15'7" x 7'9" (4.77m x 2.38m)

Pamment tiled floor, radiator, a range of fitted units with rolled edge work surface, tiled splashbacks, space for range cooker with stainless steel chimney style extractor over, ceramic butler sink with mixer tap, plumbing for dishwasher, inset LED ceiling lighting, open plan access to;

## Dining Room 13'9" x 11'0" (4.21m x 3.37m)

Glazed French doors to rear garden, rear facing window, pamment tiled floor, power points, plumbing for washing machine. stairs to first floor landing with under stair cupboard, electric meter cupboard, exposed ceiling beams.

## First Floor Landing

Radiator, exposed floorboards, smoke detector, doors leading off;







### Bedroom 1 11'0" x 10'2" extending to 13'5" (3.37m x 3.1m extending to 4.1m)

Two rear facing windows, a raised open landing window seat taking in a garden view, exposed floorboards, radiator, power points, part panelled wall, exposed beams, loft access.

### Bedroom 2 11'10" x 5'10" (3.61m x 1.8m)

Window to front aspect allowing a superb open farmland view, exposed floorboards, radiator, power points, inset LED ceiling lighting.

### Bedroom 3 8'0" x 7'11" (2.44m x 2.43m)

Window to front aspect allowing a open farmland view, exposed floorboards, radiator, power points, loft access, inset LED ceiling lighting, wall lighting, television point, fireplace.

### Bathroom

Roof light to rear aspect, part tiled walls, exposed floorboards, free standing roll-top bath with mixer tap and shower attachment, pedestal hand wash basin, low level w.c., radiator, door giving access to;

### Shower Room

With a tiled shower with a raindrop showerhead, exposed floorboards, wall mounted LPG boiler for hot water and central heating.

### Directions

From Aldreds Stalham Office proceed towards the top of High Street turning right onto the A149 towards Wroxham. Turn right signposted North Walsham/Cromer and proceed towards the village of Smallburgh passing the Smallburgh Crown on your right hand side, turning immediately left into Union Road and proceed for about half a mile, where the property can be located on the right hand side.





## Outside

The property offers driveway parking to the front, paved pathway to front entrance, mature hedgerow to side boundary.

## Garden

A particular feature of the property is the generous rear garden with a wonderful wooded backdrop. The rear garden is enclosed with close board panel fencing to boundaries with a patio area and bricked pathway leading down the garden to a summerhouse and a garden decked pavilion, external lighting and water supply.

## Agents Note

A pedestrian right of way across neighbouring properties exists the rear of the terrace.

## Tenure

Freehold.

## Services

Mains water, electric and drainage via septic tank.

## Council Tax

North Norfolk District Council. Band 'B'

## Energy Performance Certificate

Improvements including new windows and doors have been made since the last EPC assessment

## Location

The attractive village of Smallburgh lies to the North of the Broadland area and just inland from the North East Coast. The village offers a traditional public house, The Crown, a village hall and bowling green and the Parish Church of St Peter. The towns of Stalham and North Walsham and the capital of the Broads, Wroxham are all close by with a full range of amenities and transport amongst them.

## Reference

PJL/S9960



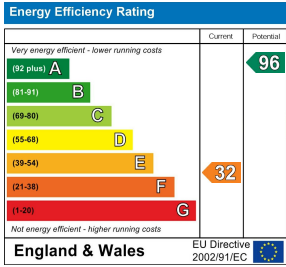
Floor Plans



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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