



**The Street, Knapton, North Walsham NR28 0AD**



**welcome to**

**The Street, Knapton North Walsham**

**\*\*GUIDE PRICE £450,000 - £475,000\*\*** This characterful 4/5 bedroom cottage with driveway parking, double garage, workshop and separate one bedroom annexe is situated in the popular North Norfolk village of Knapton within 2 miles of Mundesley beach!



**Situated in the quaint Norfolk village of Knapton and within short commuting distance of the North Norfolk coastline and North Walsham market town, this spacious cottage would make an ideal main residence, second home or holiday let! The property offers accommodation comprising entrance porch leading into lounge, dining room, kitchen, utility room and bathroom on the ground floor. On the first floor, you will find three double bedrooms, study/bedroom five and a family bathroom. On the second floor you will find a master bedroom with en suite shower room. Externally, the property boasts a double garage, separate workshop/studio, ample driveway parking and low maintenance rear garden.**

**The separate annexe comprises a lounge and kitchen area with cloakroom on the ground floor with a double bedroom and shower room on the first floor, making this ideal as a holiday let or residence for a family member desiring private living quarters within the home.**

#### **Entrance Porch**

Door to the front aspect, double glazed window to the side aspect and tiled flooring.

#### **Living Room**

15' 9" x 15' ( 4.80m x 4.57m )

Double glazed window to the front aspect, door from the entrance porch, fireplace with a log burner, storage cupboard and Parquet flooring.

#### **Dining Room**

12' 11" x 12' 11" ( 3.94m x 3.94m )

Double glazed window to the front aspect, storage cupboard, fitted shelving, telephone point, cupboard with gas central heating boiler, radiator and Parquet flooring.

#### **Kitchen**

18' 10" x 10' 1" ( 5.74m x 3.07m )

Fitted kitchen with range of wall and base units with work surfaces over, eye level double oven, gas hob, one and a half stainless steel sink drainer, built in dishwasher, built in fridge, space for fridge freezer, large pantry, spotlights, double glazed window to the side and rear aspect, tiled splashbacks, radiator and tiled flooring.

#### **Bathroom**

Suite comprising of bath with mixer tap and shower attachment, wash hand basin and WC, cupboards, towel rail, part tiled walls, double glazed window to the rear aspect and vinyl flooring.

#### **Utility Room**

9' 1" x 6' 6" ( 2.77m x 1.98m )

Plumbing for washing machine, wall units, work surface, double glazed window to the rear aspect and door to the side aspect, radiator and tiled flooring.

#### **Inner Hallway**

Stairs to the first floor and shoe cupboard.

#### **First Floor Bedroom Two**

15' x 11' 9" ( 4.57m x 3.58m )

Double glazed window to the front aspect, dado rail, fitted wardrobe, radiator and carpeted flooring.

#### **Bedroom Three**

14' 3" Max x 11' 8" ( 4.34m Max x 3.56m )

Double glazed window to the front aspect, dado rail, walk in dressing room, cupboards, radiator and carpeted flooring.

#### **Bedroom Four**

14' 2" Max x 12' 1" Max ( 4.32m Max x 3.68m Max )

Double glazed window to the rear aspect, airing cupboard with tank, fitted wardrobe, radiator and carpeted flooring.

#### **Study/Bedroom Five**

8' 7" x 7' 5" ( 2.62m x 2.26m )

Double glazed window to the rear aspect, radiator and carpeted flooring.

#### **Shower Room**

Suite comprising of walk in shower cubicle with electric shower, wash hand basin and WC, double glazed window to the rear aspect, part tiled walls and towel rail.

#### **Second Floor Bedroom One**

27' 10" x 11' 9" ( 8.48m x 3.58m )

Double glazed window to the rear aspect, exposed beams, skylight, radiator and carpeted flooring.

#### **En Suite**

Suite comprising of walk in shower cubicle with electric shower, wash hand basin and WC, double glazed window to the front aspect and vinyl flooring.

#### **Separate Annexe Annexe Lounge**

13' 11" x 10' 5" ( 4.24m x 3.17m )

Double glazed window to the front aspect, tv point, wood burner and carpeted flooring.

#### **Annexe Kitchen Area**

14' 1" x 11' 11" ( 4.29m x 3.63m )

Farmhouse style kitchen area with bespoke fitted units, work surfaces, space for fridge freezer, sink drainer and extractor fan.

#### **Annexe Cloakroom**

Suite comprising of wash hand basin and WC, extractor fan, towel rail and vinyl flooring.

#### **Annexe Bedroom**

15' 1" x 10' 5" ( 4.60m x 3.17m )

Double glazed window to the front aspect, electric radiator, tv point and carpeted flooring. Separate dressing room with fitted wardrobes, skylight and carpeted flooring.

#### **Annexe Shower Room**

Suite comprising of shower cubicle, wash hand basin and WC, towel rail, extractor fan, shaver point, double glazed window to the front aspect and vinyl flooring.

#### **Exterior**

At the front of the property is a low wall with shingle and shrubs. At the rear of the property is a low maintenance garden laid with patio, shrubs, bushes and wood store. The property does have a well in the rear garden, which is currently concealed. The double garage measures 17'4 max x 17'11 max with electric roller door, pit, power, lighting and store room. The workshop/studio measures 11'7 x 11'3 with double glazed windows and door to front aspect, stainless steel sink drainer, power and lighting. There is ample parking for at least four vehicles on the driveway and further parking is available on street.



***view this property online*** [williamhbrown.co.uk/Property/NWM109177](http://williamhbrown.co.uk/Property/NWM109177)



welcome to

## The Street, Knapton, North Walsham

- Separate One Bedroom Annexe
- Double Garage, Workshop and Driveway Parking
- Four/Five Bedroom Main Accommodation
- No Onward Chain
- Short Commuting Distance to Mundesley beach and North Walsham town

Tenure: Freehold EPC Rating: E

guide price

**£450,000 - £475,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWM109177](https://www.williamhbrown.co.uk/Property/NWM109177)



Property Ref:  
NWM109177 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01692 402861**



[NorthWalsham@williamhbrown.co.uk](mailto:NorthWalsham@williamhbrown.co.uk)



16 Market Street, NORTH WALSHAM, Norfolk,  
NR28 9BZ



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**