



South Cottage Mill Common, Dilham North Walsham NR28 9PL

welcome to

South Cottage Mill Common, Dilham North Walsham

****GUIDE PRICE £425,000 - £450,000** FANTASTIC COTTAGE IN PRIME LOCATION. Attractive Extended Cottage with 3 Bedrooms and Social Open Plan Living Area overlooking large mature garden. Garage with workshop at rear. Easy access to Weavers Way, The Coast and The Broads.**



Side Entrance Hall

having uPVC entrance door, stairs to first floor. Pammet tiled floor. Built in cupboard, radiator, and sky light window. Half glazed door to Lounge.

Lounge

14' 8" max x 12' 8" (4.47m max x 3.86m)
large fireplace with mantle over and brick hearth. Window to front, uPVC door to front. Wood floor and wall lights. Beam with opening to Study Area.

Study Area

6' 11" max x 14' 3" (2.11m max x 4.34m)
two wall lights and wood floor. Access to Kitchen with pocket door.

Open Plan Living Area

divided into three areas Kitchen, Dining Area and Family Area. Underfloor heating.

Kitchen & Dining Area

12' 10" x 24' 5" (3.91m x 7.44m)
having extensive range of units at base and wall level, granite worktops over. Space for range style cooker, Butler sink with mixer tap. Tiled floor, sky light, backsplash divide to Dining Area. Bi-folding doors to garden. Window to rear. Wood floor to Dining Area. Multi ceiling lights.

Family Area

11' 4" x 9' 2" (3.45m x 2.79m)
open plan from Kitchen and Dining Area. With door to Inner Hall. French doors to garden. Window to side. This room has potential to offer another bedroom with alterations.

Inner Hall

having pammet tiled floor giving access to Utility/Cloakroom and Family Area opening out into the Open Plan Living Area.

Utility / Cloakroom

with low level WC and vanity unit, plumbing for automatic washing machine. Radiator and pammet tiled floor and loft access.

Ground Floor Bedroom 3

8' 5" min x 9' 3" (2.57m min x 2.82m)
having vaulted ceiling, window to front and side. Radiator, beams and tongue and groove ceiling. Wall light.

First Floor Landing

with stairs from Entrance Room. Having high level window to side, loft access.

Bedroom 1

13' x 9' 4" (3.96m x 2.84m)
having window to front, built in cupboards, radiator and wood floor.

Bedroom 2

9' 9" x 10' 9" (2.97m x 3.28m)
having window to rear, radiator, built in cupboards and two wall lights.

Bathroom

having panelled bath with shower over. Low level WC and vanity unit. Window to rear. Radiator and tiled splashback.

Outside

Set in lovely mature gardens this attractive cottage is approach over a driveway with parking for several cars. Garage with workshop at rear. Lawned front garden. To the rear is large grassed area with an abundance of plants, trees and shrubs. Patio areas and access to the cottage via the French doors and bi folding doors. Surround by woodland but with open aspect to front.



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



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South Cottage Mill Common, Dilham North Walsham

- Fantastic Extended Cottage in Popular Dilham
- Large Mature Garden
- Open Plan Living Area overlooking garden
- 3 Bedrooms
- Garage with Workshop at Rear

Tenure: Freehold EPC Rating: D

guide price

£425,000



Please note the marker reflects the
postcode not the actual property

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