









# 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 on a





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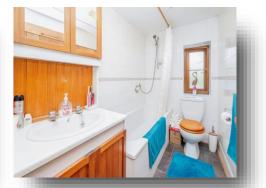
- Fantastic Extended Cottage in Popular Dilham
- Large Mature Garden
- Open Plan Living Area overlooking garden
- 3 Bedrooms
- Garage with Workshop at Rear

Tenure: Freehold EPC Rating: D

guide price

£425,000







Honing Rd Coogle Map data @2024

Please note the marker reflects the postcode not the actual property

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Property Ref: NWS107955 - 0008 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 quidance 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.

01692 581034



william h brown

stalham@williamhbrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk, **NR12 9AS** 



williamhbrown.co.uk

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.