



**Rosemary Cottage Waxham Road, Sea Palling Norwich NR12
0UP**

welcome to

Rosemary Cottage Waxham Road, Sea Palling Norwich

CHARMING AND FULL OF CHARACTER! This attractive Cottage is in the very popular location of Sea Palling. Currently a successful Holiday Let but would make a marvellous Home! Well-presented accommodation with Seaside theme Courtyard and further Garden with Potential for further Holiday Use.



Entrance Hall

having side entrance door with part glazing and side window. Stairs to first floor with understairs cupboard. Radiator.

Cloakroom

with WC, wash hand basin and radiator.

Utility Room

4' 10" x 13' 4" max (1.47m x 4.06m max)
with window to front, butler sink and worktops to either side, plumbing and space for automatic washing machine. Tongue and grooved splashback. Inset lighting to the ceiling and radiator.

Sitting Room

12' x 18' 3" max (3.66m x 5.56m max)
having attractive brick fireplace with wood burner set on hearth and timber mantle over. Two windows to front, two radiator and beams to ceiling. Dado rail and three wall light points. Opening to:

Dining Area

4' 10" x 13' 4" max (1.47m x 4.06m max)
having two windows to the rear and radiator. Dado rail and two wall lights.

Lobby To Kitchen

having matching units to the kitchen with useful storage and giving access to:

Kitchen

having a good range of units at base and wall level, worktops over and inset ceramic sink. Built in oven, hob and extractor. Built in dishwasher. Breakfast bar. Windows to both sides. Tiled splashback, inset lights to ceiling. Radiator, half glazed door giving access to courtyard garden.

First Floor

stairs leading from Entrance hall to first floor landing with high level window to side, beams to ceiling.

Master Bedroom 1

7' 7" x 12' 9" (2.31m x 3.89m)
having sky light window and window to rear aspect. Radiator, sloping ceiling, built in range of wardrobe cupboard.

Bedroom 2

10' max x 9' (3.05m max x 2.74m)
with window to front, radiator and loft hatch.

Bedroom 3

8' 1" x 12' (2.46m x 3.66m)
having window to front, radiator and sloping ceilings.

Bedroom 4

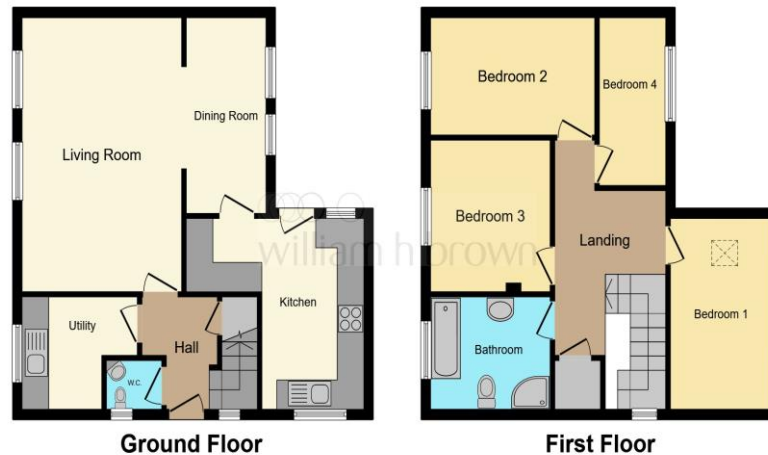
4' 10" x 9' 7" max (1.47m x 2.92m max)
with window to rear, radiator, sloping ceiling with inset lights.

Bathroom

having bath with central tap, vanity unit, WC and shower enclosure. Window to front, tiled splashback and radiator. Inset lights to ceiling, extractor fan and towel radiator.

Outside

The cottage is approached over a share driveway leading to enclosed courtyard garden and giving access to further garden area. Small fore garden set back behind picket fencing. The rear enclosed courtyard garden is accessed via a timber hand gate. Attractive set out in a seaside theme style with cobbles and timber effect steppingstones and offers seating areas with planting to raised bed. Oil tank discretely screened. Access to the rear entrance door. There is a further garden located further down the shared driveway which offers off road parking for vehicles. There is laid to lawn and has a Summer House and Storage Shed. The neighbouring properties have used this garden area to provide further holiday let accommodation and Rosemary Cottage's Garden may have potential to do likewise. This garden area overlooks the sand dunes to the rear.



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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welcome to

Rosemary Cottage Waxham Road, Sea Palling Norwich

- Successful Seaside Holiday Let/Coastal Located Home in SEA PALLING
- Charming and Full of Character Cottage within Walking Distance of Beach
- 4 Bedrooms
- Two Garden with Off Road Parking and Potential for Further Development STC
- Viewing Essential to Appreciate

Tenure: Freehold EPC Rating: E

guide price
£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWS107946 - 0007

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