



**Nut Hatch The Street, Catfield Great Yarmouth NR29 5AA**



**welcome to**

**Nut Hatch The Street, Catfield Great Yarmouth**

Comprising a living room and dining room, kitchen, and pantry, two bedrooms, bathroom and garden. The property has an annex accessed by separate entrance and has a living room and kitchenette, bathroom, bedroom, and garden.



## Dining Room

10' 3" Max x 12' 11" Max ( 3.12m Max x 3.94m Max )  
The entrance to this property takes you into the dining room which has a radiator, wall lights and a window to the front.

## Living Room

12' 1" Max x 11' 6" Max ( 3.68m Max x 3.51m Max )  
The living room has windows to the front, a ceiling light, a cosy wood burner and a tv point.

## Kitchen

10' 2" Max x 8' 3" Max ( 3.10m Max x 2.51m Max )  
The kitchen has matching base and wall units with worktop over. There is a door to the garden along with windows to the rear, a ceiling light, a sink and drainer, an electric oven, tiled walls and flooring and a door to the bathroom.

## Bathroom

The bathroom on the ground floor has tiled flooring, a sink and toilet, a shower, tiled walls, space and plumbing for a washing machine and a window.

## First Floor

The hallway upstairs doubles as the second bedroom in true cottage fashion. There is a ceiling light and windows to the front and rear along with a single toilet and sink over.

## Bedroom

12' Max x 13' Max ( 3.66m Max x 3.96m Max )  
The main bedroom has a ceiling light, window to the front, an old unused fireplace and cupboards for wardrobe space.

## Exterior

To the front, there is areas for planting and a small path leading to the property.

To the rear, there is a decking area, a shingles area, parts laid to lawn and hedging surrounding. The garden has been extended to add to the garden space which is still usable.

## Annexe

To the side of the cottage, there is an annex.

Entering through the door to the side, there is a living room with a kitchenette.

There is a bedroom and bathroom and a door to the rear to access the courtyard area.



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](http://www.focalagent.com)



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## Nut Hatch The Street, Catfield Great Yarmouth

- Character Property
- Three Bedrooms Total
- Village Location
- Potential Income Opportunity from One Bedroom Self Contained Annex
- Sitting Room with Wood Burner

Tenure: Freehold EPC Rating: G

# £250,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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william h brown



**01692 581034**



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



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



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